

Mantoloking Shores Newsletter—Spring 2020

Official Publication of Mantoloking Shores Property Owners Association
PO Box 25 Mantoloking NJ 08738
Website: <https://www.mspoanj.com>



ANNIVERSARY

Dear Neighbors: Mantoloking Shores Property Owners Association extends a warm welcome to new residents of our Community. The Association is immensely proud of our Community and pledges to diligently work to maintain it as one of the finest upscale areas on the Jersey Shore.

Mantoloking Shores was a development planned in the 1950s by Albert Larrabee and Ramon LeCompton. In 1960, early homeowners started the MSPOA which was incorporated as a non-profit corporation. This year our Association marks its 60th year anniversary! We hope all the families of Mantoloking Shores enjoy the Newsletter, fresh air, sunshine, water and the relaxed lifestyle that is available not only in the summer but throughout the year.



2020 New Mantoloking Shores Property Owners

<i>Gary & Rita Gagliota</i>	<i>337 Dutchmans Point</i>
<i>Dominic & Andrea Alfrieri</i>	<i>311 Brigantine</i>
<i>Burkfield Jr and Ma</i>	<i>314 Barkentine</i>
<i>Souran & Ghodrati Manoocheri</i>	<i>320 Bay</i>

ANNUAL MEETING

We are living in unprecedented times and as such we believe the only appropriate action is to skip this year's meeting. Pressing business matters will be handled by board members and communicated to the entire membership as appropriate. Stay safe. Stay healthy. We hope that all our community

continues to practice social distancing when outside their homes to continue the current downward trend of pandemic statistics.

We welcome Mike DeFazio as the newest board member. Mike was appointed by the board to fill the recent vacancy left by Dominick Saccente resignation. Thank you to Dominic for his many years of service on the MSPOA board.



How is Member Dues Used?

What does the Association do with your dues?

- Upkeep of Association property:
 - Flagpole island between 35N and 35S
 - Lagoon ends including landscaping and bulkhead repair/replacement
 - Cleanup of streets and storm drains
 - Property along 35S from above Bay Lane to Tide Pond Road
 - Street entrance signs to unify our community
- Hires person to put the garbage and recycling cans back each week after township collection. This service is provided to protect property owners from being possible targets for people looking for homes that are not occupied.
- Maintains liability insurance for property owned by the Association and for members of the Board to protect them as volunteers and to protect the Association's treasury.
- Protect the integrity of the Community by supporting legitimate land uses within the Community.
- Hold annual meeting to:
 - Review happenings of the past year
 - Meet and work with township officials
 - Review Association's finances
 - Discuss latest issues affecting our Community
 - Vote on proposed Officers and Trustees
 - ...and other issues that may need membership's approval.
- Publish Directory of homeowners every 3-5 years
- Maintains Website and Facebook page
- Send informational Email communication when something is happening in/around our community



*Center Island and Street Entrance landscape upgrades recently completed.
Sidewalk is now installed between Route 35 North and South, but remains a work in progress...*



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Current Board Members

Name	Board Position	Executive Committee?	Current Term Expires	MS Street	Phone	Email
Paul Appio	Trustee	No	2022	Sloop	732-295-4743	appiopaul@gmail.com
Vincent Brennan	Secretary	Yes	2023	Ketch	732-475-6611	VincentBrennan@optonline.net
Louis Carlucci	Vice President	Yes	2022	Bay	908-344-3011	Lou.Carlucci@davelbostoncoach.com
Patrick Daniello	Trustee	No	2022	Dutchman Point	201-663-2155	patrick.daniello@hotmail.com
Mike DeFazio	Trustee	No	2021	Cove	732-522-3842	defazio1@optonline.net
Maria Ferguson	Trustee	Yes	2022	Buccaneer	732-501-5274	MariaLynnFerguson@gmail.com
Jean O'Connell	Treasurer		2021	Cutter	908-432-6570	jeanocx3@gmail.com
Thomas Palma	Membership	Yes	2023	Cutter	908-303-4716	Tpalma@yahoo.com
Hank Patterson	Trustee		2021	Bay	201-317-9277	Hankpat714@gmail.com
HL Van Varick	Past President	Yes	2020	Dory	732-899-7829	HLV1@comcast.net



Nominations for Open Board Positions

This year's nominating committee was chaired by Vince Brennan and assisted by non-board member Michael Zamora.

Here are the candidates:

Michael R. DeFazio Mike and his wife Annette have been residents of Mantoloking Shores since 2017. He and Annette have a son Michael who is 16 and a daughter Tara who is 12. Like many residents in our community Mike and Annette and their children spend the summers at the shore. The entire family loves the beach and look forward to enjoying the ocean. Their winter residence is in East Hanover. However, the family enjoys spending an occasional weekend in the off season at their home in Mantoloking Shores as a relaxing getaway. Their children love sports as does Mike who for several years was President of the East Hanover Little League. Currently he manages the East Hanover girl's softball travelling team. Tara plays for the team that is comprised of the best players in their local softball league. The travelling team plays out of town teams to win a competitive league title as champions. Son, Michael plays baseball and basketball at Hanover Park High School.

Professionally, Mike is founder of DeFazio Construction LLC a successful commercial construction firm that provides a variety of services: commercial renovation construction management new construction and a variety of construction related services to

businesses, hospitals and corporations throughout New Jersey. As a young man Mike worked with his father who was a licensed electrician. Years later Mike established DeFazio Construction in 1994 and has enjoyed growing the business over the last 25 years into a successful growth-oriented enterprise. His company is headquartered in Edison NJ.

Because of his success as a bowler in high school he also bowled in amateur tournaments. Mike had the inner faith and confidence to become a professional bowler. He toured the country participating in tournaments for 5 years. His career as a professional ended when he broke his wrist that never healed properly and ended his professional career. That injury led to his eventually becoming an entrepreneur and founder of his own firm.

Vincent F. Brennan – Vince and Joy Brennan have been residents of Mantoloking Shores since 1989, full time since 2017 at Ketch Rd home that was built following “Super Storm Sandy”. Joy and Vince have three daughters and six grandchildren. Vince retired from Korn Ferry International in 2009 after 26 years as a Senior Client Partner. Prior to joining Korn Ferry, he co-founded his own firm and merged his client relationships into Korn Ferry. His earlier career experience included nine years with KPMG, where Vince became a Partner in the firm's Consulting Division. His earlier career

experience includes three years with Pfizer and four years as a High School Teacher and Coach. Vince was graduated from Saint Peter's University and earned an MA and MBA from Fairleigh Dickinson University.

Thomas “Tom” Palma – Tom was born to Italian immigrants in Newark, NJ. In the early 50's, our country's space program was in trouble. Students who excelled in Math and Science were pushed towards Engineering. Tom received a BS in Engineering from NJIT, a degree in Mathematics from Kean University and an MS. in Physics from Brown University. He spent 46 years teaching Physics and Calculus at the high school and college level. During a thirteen year period, he was a Science Dept. Supervisor at North Hunterdon High School, where he supervised a 17-member dept. For 25 years at Columbia High School, he was the Creative and Business Advisor for the School's Yearbook. Tom retired in 2010 and keeps himself busy with a complete woodworking shop in each of his homes in Lebanon Township, Hunterdon County, Mantoloking Shores and Naples, FL. He and his wife Matilda have owned their home in Mantoloking Shores since 1993. They have two children, both married, one in Greensboro, NC and the other in Brick Township. Tom has done an excellent job as Membership Secretary by increasing our membership to nearly 75% Paid Members, which affords the board funding to keep MSPOA looking “a cut above”.

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Treasurer's Reports

By Jean O'Connell, Treasurer

2020 Approved Budget

REVENUE			
Dues - 225 Memberships		\$45000	
Interest		\$12	
		TOTAL INCOME	\$45012
EXPENSES			
Business			
Insurance - Liability and D & O		\$5900	
Property Taxes		\$125	
NJ State Business Filings		\$28	
		\$6053	
Maintenance & Repairs			
Center Is Rte 35 & Lagoon Ends Landscaping		\$43377	Note 1 Ketch Rd - New Bulkhead \$27370
Property Upkeep - Trash Cans		\$2500	Weed Control \$807
Decorations - Flags and Signage		\$500	Irrigation Lines Upgrade \$1600
		\$46377	Center Is Plant Upgrade \$9600
Accounting/Legal		\$350	Sewer Drain Cleaning \$1500
			Dead Plant Replacement \$2500
			Note 1 \$43377
General & Administrative			
Recognitions		\$100	
P.O. Box Rental		\$90	
Donations - Barnegat Bay & Firehouse		\$200	
Internet/Website		\$125	
Annual Meeting		\$50	
Printing - Newsletter		\$150	
Printing - Directory		\$3500	
Postage		\$150	
		\$4365	
Utilities			
Water		\$3000	
Electric		\$75	
		\$3075	
		TOTAL EXPENSES	\$60220
INCREASE/DECREASE IN NET ASSETS			(\$15208)



Mantoloking Shores Property Owners Association Balance Sheet As of May 31, 2020

	Total
ASSETS	
Current Assets	
Bank Accounts	
Business Advantage Checking - 3724 (3724)	\$16,326.95
Business Investment Account - 8780 (8780)	\$81,805.21
	Total Bank Accounts
	\$98,132.16
Other Current Assets	
Uncategorized Asset	\$0.00
	Total Other Current Assets
	\$0.00
	Total Current Assets
	\$98,132.16
Other Assets	
Prepaid Expenses	\$0.00
	Total Other Assets
	\$0.00
	TOTAL ASSETS
	\$98,132.16
LIABILITIES AND EQUITY	
Total Liabilities	
Equity	
Opening Balance Equity	\$28,633.82
Retained Earnings	\$60,790.18
Net Income	\$8,708.16
	Total Equity
	\$98,132.16
	TOTAL LIABILITIES AND EQUITY
	\$98,132.16



Mantoloking Shores Property Owners Association Profit and Loss January - May, 2020

	Total
Income	
Membership Dues	\$42,400.00
Total Income	\$42,400.00
Gross Profit	\$42,400.00
Expenses	
Charitable Contributions	\$100.00
Computer and Internet	\$90.00
Repairs & Maintenance	\$0.00
Landscaping	\$32,527.15
Trash Can Placement	\$880.00
Total Repairs & Maintenance	\$33,407.15
Taxes & Licenses	\$59.92
Utilities	\$0.00
Electric	\$12.40
Water	\$28.54
Total Utilities	\$40.94
Total Expenses	\$33,698.01
Net Operating Income	\$8,701.99
Other Income	
Interest Earned	\$6.17
Total Other Income	\$6.17
Net Other Income	\$6.17
Net Income	\$8,708.16

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2020 Paid Members

BARKENTINE	BAY	COVE	CUTTER	KETCH	TIDE POND
Abate	Kretschmer	Child	Acquaviva	Brennan	Andersen
Bacchetta	Krull	Child	Urso	Chillemi	Davino
Berger/Deady	Madoff	DeFazio	Vitti	Fenn	Fenelon
Cupoli	Manoocheri	Falzon	Williams/Schunke	Fine	Lambie
D'Anna	Martin	Hamecs	Yaccarino	Ramundo	Mansfield
Debiak/Zym	Miller	Lorenzo	DORY	Tekin	Mucci, Jr.
DeFillipo	Minervino	Mancuso	Berkowitz	Vogelzang	Scheibelhoffer
DiChiara	Mongno	Marozzi	Pietrucha	Zamora	Schwal/Mansfield
Drake	Plenzo	Marrocco	Rohlf	PERIAGUA	Tullo
Hale	Pucillo	Masters	Scalora	Kuenzle	Valvano
Heiberger	Scalera	O'Brien	Schafer	Mayo	VALHALLA
Kelly	Schaafsma	Postighone	Van Varick	Peirce Family Trust	Dougherty
Paolella	Spamer	Santillan	DUTCHMANS	POINTE	Eichholz
Paz	Spamer	Tratnyek	Ambrosi	Bisignano	Fine
Perrucci	BRIGANTINE	Varano	Cochran	Deitrich	Fischer
Polcari	Alfieri	CUTTER	D'anna	Karmazin	Kender
Purpura/Damante	Ambrosino	Allocco	Daniello	Normandy Bay	Komoroski
Recchia	Avalo	Banic	DeCongelio, Jr.	Ottaviano	Kurylo
Salamone	Battaglino	Capasso	Duelks	Parisi	Madonia
Schneider	Batten	Cervino	Levantino	Prestifilippo	Robustelli
Sponzilli	Ciravolo	Deady	MacMahon	Zazzali	Rosenfarb
Whiting	Epifano	DeAngelis	Methfessel	SCHOONER	Serafini
BAY	Finn	Diamond	Pangia	Bisignano	Winters
340 Bay Lane LLC	Gingher	Fecho	Polidori	Braunstein	WHERRY
Annese	Jenco	Lizza	Reska	Di Sarno	Rozema
Bond, Jr.	Kaimer	Mezzatesta	Veniero	Dunphy	Sampson
Boniface	Lawlor	O'Connell	HELM	Thakker	Wildridge/Klurman
Brennan Trust	Maldonado	O'Neill	Aniello	SLOOP	
Callagee	Maniscalco	Oswald	Ball	Appio	
Carlucci	Melesurgo	Palma	Biviano	Greenberg	
Centanni	Richardson	Palmer	Burns	Riccitelli	
Decker	Sarajian	Paolella	Caucegla	Salzarulo	
DeLuca	Tuohy	Picut	Cranston	Severini	
Doby	BUCCANEER	Pillori	Cross	Tullo	
Dowling	Barbieri	Piskadlo, Jr.	Frayman		
Faistl	Bulanowski	Quinn	Jennings		
Gilbert III	Cacciabeve	Rinaldi	Kent		
Giordano-Brennan	Femia	Russomanno	Melen, Jr.		
Granowitz	Ferguson	Scheschuk	Pontoriero		
Guido	Forlenza	Smith	Schwarz		
Hindelung	Martins	Strollo	Scura, Jr.		
Jennings	Masuelli	Trainor	Sheldon		
Khalaf	Taylor				



In Memory

Of those friends & neighbors that have passed into eternity since our last annual meeting

<i>Name</i>	<i>Mantoloking Shores Since</i>	<i>Street</i>
LAURA BLECKNER	1983	Buccaneer Way
EDWARD CUPOLI	1998	Barkentine Lane
ROBERT DISARNO	1997	Schooner Lane
KENNETH FAISTL	1993	Bay Lane
ROSEMARIE MARRA	1987	Helm Road
ANTHONY MONTANELLI	1975	Buccaneer Way
PETE MORROCO	1968	Cove Drive
THOMAS SEVERINI	1998	Sloop Lane
FRANK VALVANO	1999	Tide Pond Road