Mantoloking Shores

Spring Newsletter - May 2014



Official Publication of Mantoloking Shores Property Owners Association PO Box 25, Mantoloking, NJ 08738

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The Annual Meeting of MSPOA will be held on <u>Sunday</u>, <u>June 29</u>, <u>2014</u> at the DOVER-BRICK FIRST AID BUILDING on RT 35 South at 2nd Avenue in Normandy Beach. Coffee and donuts will be served at 9:30 AM. The meeting will <u>begin at 10:00 AM</u>. Come and participate to show your support of our Association, to voice your opinions, and to meet your neighbors. This is our only General Meeting so be sure to come and hear what is happening in the Community. Please mark the date on your calendar!

From The President's Desk



Dear Homeowners,

Summer is almost upon us, but it hasn't felt that way at "The Shores" yet. The weather has been less than spring-like and the road condition, with the redevelopment of Rte 35, has been a real challenge. The good news is the summer is coming soon.

The Rte 35 work is reported to be stopping for the Memorial Day weekend and all work will be halted on June 27th until September 3rd. The stoppage of work is also

to include not working on the area from Curtis Point to Strickland Blvd, which is the area they originally said they were going to work on during the summer. We just hope they mean it; since on Tuesday, May 20^{th} the person in charge of the Rte 35 project told the Asbury Park Press that all the work would stop for the summer on June 13^{th} , but the Asbury Park Press reported on May 22^{nd} that they can't finish by the 13^{th} and they changed the stop date to the 27^{th} .

The Revetment Program contract has finally been signed and the work is scheduled to start in June 2014. The 45 foot steel sheets that will extend 15 feet above the sand will be covered by the dune replenishment program. The steel sheets will run from Lyme Street in Mantoloking to the southern border of Brick a distance of 4miles. I was informed that the work will move quickly once they start, but the contract is for 180 days which doesn't sound like it's going to be quick to me.

If you are not already reading the "Brick Patch" (brickpatch.com) you might want to check it out. It has a lot about what is going on in Brick.

The Homeowners Flood Insurance Affordability Act of 2014 amended and changed some of the provisions of the Biggart-Waters Flood Insurance Reform Act. One of the provisions of the new law that could benefit us is that FEMA must consider 'individual and community actions to mitigate flood risk or lower cost of flood insurance'. Since the revetment and the dune replenishment should qualify as mitigating action, I have emailed the Mayor asking him what action the Town is taking to help us. As soon as I receive a response, I'll send out an email to everyone. I'm also going to pursue the issue with the Federation of Beach Associations.

There is a lot of construction going on in our neighborhood and, as we asked in January, we would like to ask everyone again to have patience with their neighbors who are trying to get their properties rebuilt. For those who are rebuilding, we ask you to make sure your contractors are cleaning up their waste and getting dumpsters removed when they are filled to capacity. With the winds we have out here, debris is flying onto other people's property and into the lagoons.

Over the last seven or eight years, we have been able to attract a new group of very talented and energetic homeowners to serve on our Board. This year is no exception. When Mary Bowers sold her house last year and left the Board it left a Trustee position opening. At the same time we were looking for someone to take the position of Membership Secretary; a position that Patrick Tuohy had held for a number of years. Patrick's job wasn't leaving him time to devote to doing the dues billing and keeping the Association's data base up to date. Tom Palma volunteered to come on the Board and he was appointed by the Board to the position of Membership Secretary in November of 2013, and the Board appointed Patrick to the position vacated by Mary Bowers. As you all know Patrick passed away suddenly in January of the year.

The Nominating Committee has come up with another very qualified homeowner to step into Patrick's position on the Board. He is Michael Burke of Brigantine Lane. Both Tom and Mike's bio are in the Nominating Committee Report elsewhere in the Newsletter.

The Board would like to welcome our new homeowners and hope you enjoy owning a home in one of the best communities on the Jersey Shore.

Have a safe and happy summer and I hope to see you all at the Annual Meeting and the Social following the meeting.

H.L. Van Varick hlv1@comcast.net

MSPOA PROFIT AND LOSS STATEMENT JANUARY 1 - MAY 21, 2014

Ordinary Income/Expense Income Membership Dues Total Income Expense Computer and Internet		Jan 1 - May 21, '14 32,850.00	32,850.00
Expenses Dues and Subscriptions		500.00 100.00	
Legal Fees		1,442.45	
Postage and Delivery	Dues Notices	151.94	
Printing and Reproduction	Dues Notices	71.82	
Repairs and Maintenance	Trash Cans & Storm Sewers	1,134.00	
Taxes - Property Utilities		43.62	
Othlies	Electric	2.17	
Total Expense Net Ordinary Income			3,446.00 29,404.00
Other Income Interest Income		5.57	
	Donation	550.00	
Total Other Income			555.57 29,959.57

Jean O'Connell Treasurer

	Manto	loking Sho	res Home Ov	wners		
		_	iation			
			ıdget vs			
			ual			
		Act	<u>.uu.</u>			
				Actual	Over/Under	
			Budget	To Date	Budget	
REVENUE			Dauget	10 240	Baaget	
Dues 240 Me	amharchine		\$36,000	\$32,850	\$3,150	
	BNA/Bank of A	merica	\$141	\$52,650	\$3,130 \$135	
Directory Sa		inerica	\$100	ΨΟ	\$100 \$100	
Annual Socia			Ψ100		\$100 \$0	
Donations	A1		\$0	<u>\$550</u>	(\$550)	
TOTAL REVEN	VIIF		\$36,241	\$33,406	\$2,835	
EXPENSES			Ψ30,271	Ψ33,π00	Ψ2,033	
Directory Print	ing & Postage		\$0		\$0	
Insurance	g & rootage		40		ΨΟ	
	ity and Directo	rs & Officers	\$4,990		\$4,990	
Taxes			ψ./,550		ψ./550	
	hip - Real Esta	te Taxes	\$139	\$44	\$95	
Federal Taxe	•		\$65	Ψ	\$65	
Utilities			Ψ03		Ψ00	
Electric			\$195	\$2	\$193	
Water			\$250	τ-	\$250	
	nkler Service		\$125		\$125	
Web Page &			\$675	\$500	\$175	
Maintenance, I		acements	70.0	7	7	
	d & Lagoon En		\$32,000		\$32,000	
	keep - Trash C		\$3,000	\$1,134	\$1,866	
	e - Route 35 Up		\$0	1 , -	\$0	
Replace Dan		<u> </u>	\$750		\$750	
	- Street Entrai	nces	\$400		\$400	
Water Testir			\$200		\$200	
Miscellaneou			\$0		\$0	
Legal & Profes						
Legal Fees			\$4,500	\$1,442	\$3,058	
Professional	Fees - Other	1	\$5,500	\$50	\$5,450	
General & Adm	ninistrative Exp	enses				
Safe Deposit	Box Rental		\$35		\$35	
Recognitions	5		\$100		\$100	
Pos t Office			\$80		\$80	
Contribution			\$300		\$300	
Dues - FOBA			\$100	\$100	\$0	
Meeting Exp			\$50		\$50	
Annual Socia			\$500	\$1,215	(\$715)	
	k Other Office I	xpense	<u>\$1,300</u>	<u>\$224</u>	\$1,076	
TOTAL EXPE			\$55,254	\$4,711	\$50,543	
INCREASE/D			(\$19,013)	\$28,695	(\$47,708)	
NET ASSETS A		·	<u>\$64,235</u>			Jean O'Connell
NET ASSETS A	T DECEMBER 3	31, 2013	\$45,222		\$16,527	Treasurer

BARKENTINE LANE	PAID MEMBERS AS OF 9	MAY 2014		OTAL PAID 216
Abate				
Block	Striefler			
Burchfield	Vogelzang			
Cupoli	BRIGANTINE LANE	CUTTER LANE	HELM ROAD	TIDE POND ROAD
D'Alessandro	Ambrosino	Allocco	Corcodilos C/O Donna Bishop	
DeFillipo	Battaglino	Capasso	Cranston	Bruno
DiChiara	Batten	Cervino	Cross	Davino
Freed	Burke	DeAngelis	DeGiacomo	Fenelon
Hale	D'Addario	Dell'Ermo	Kent	Findura
Harvey	Daidone	Glynos	Krauszer	Hutchison
Heiberger	DiMaria	Grillo	Melen, Jr.	Lambie
Kelly	Epifano	Ingersoll	Pontoriero	Mansfield
Levi	Fenelon	-		
Lo Scalzo	Finn	Lynch Mezzatesta	Popovich Provenzano	Meyer Monica
		O'Connell		Mucci
Neumann/ Popaca	Gingher		Ragucci	
Paolella	Harris	O'Neill	Schw arz	Mucci, Jr.
Perrucci	Kaimer	Osw ald	Scura, Jr.	Pochinski
Polcari	Lawlor	Palma	Sheldon	Scheibelhoffer, MD
Postighone	Martin	Palmer	Vassallo	Schw all
Purpura/Damante	Melesurgo	Picut	KETCH ROAD	Valvano
Recchia	Porter	Pillori	Barrish	Vetter
Schneider	Richardson	Piskadlo, Jr.	Brennan	VALHALLA DRIVE
Stanchi	Sarajian	Quinn	Fenn	Dougherty
Zeh	Saxer	Smith	Fine	Eichholz
BAY LANE	Tuohy	Strollo	Marmo	Fine
Annese	Zwier	Trainor	Vogelzang	Fischer
Ansede	BUCCANEER WAY	Urso	Zamora	Kender
Bond, Jr.	Barbieri	Vitti	PERIAGUA LANE	Komoroski
Brennan Trust	Bulanow ski	Williams	Caravello	Serafini
Bubnis	Cacciabeve	Yaccarino	Peirce	Winters
Callagee	DiMattia	DORY LANE	Rosenthal	WHERRY LANE
Centanni	Edelman	Berkow itz	POINT DRIVE	Muraw ski
Decker	Femia	Rohllf	Campolattaro	Netta
DeStasi	Forlenza	Schafer	Deitrich	Rozema
Faistl	Furguson	Van Varick	Karmazin	Sampson
Giordano - Brennan	Masuelli	DUTCHMANS POINT	Pallitto	
Gleason	Nolan	Ambrosi	Parisi	
Guido	Salzarulo	Covello	Prestifilippo	
Hartvigsen	Zuckerman	D'anna	Puccio	
Hindelong	COVEDRIVE	DeCongelio, Jr.	Zazzali	
Kretschmer	Adubato	Duelks	SCHOONER LANE	
Maltese	Calamari LLC	Gennaro	DiSarno	
Manoocheri	Cavallo, Jr.	Levantino	Dunphy	
Maw son	Falzon	MacMahon	Howarth	
Miller	Guarino M.D.	Methfessel	Thakker	
Mongno	Hamecs	Pangia	SLOOP LANE	
More	Marrocco	Polidori	Appio	
Plenzo	Mazzola	Reska	Greenberg	
Saccente	Murphy	Van Houten	Riccitelli	
Santosuosso	O'Brien	Veniero	Salzarulo	
Soporow ski, Jr.	Roth	Winant	Severini	Tom Palma
Spamer Spamer	Woods	VVIIICIIL	Tullo	Membership Secretar
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BEAUTIFICATION

CONSTRUCTION

LANDSCAPING





The infrastructure reconstruction is making it difficult at best to make any significant progress along the length of Route 35 south and, although the work is scheduled to stop for the summer and resume after Labor Day, the State will not complete the road, curb and storm drainage work until the spring of 2015.

We certainly do not want to spend the Association's funds to make improvements just to see them dismantled by this work. As a result, the Board has agreed that over the summer we will continue to maintain the lagoon ends within the community with weeding and the replacement of the few trees that have not survived; and the replacement of the retaining walls at a lagoon end that was destroyed by the snow plows this past winter. In addition, we are looking to contract with a landscape architectural design firm to have them prepare a master plan for the entire community which will give us a blue print for future work.

The Board's vision is for a warm, welcoming and consistent look which will make us all proud and, with a professional plan in hand, we will be ready to begin the work when the reconstruction is completed. With this in mind, what appears to be a buildup in funds in our Treasury are, in fact, the funds that will be needed to implement the above plan as soon as the highway work is completed. We appreciate your patience throughout this transition.

Pete Schwarz, Trustee Chairperson – Landscaping Committee



ELECTION OF OFFICERS & TRUSTEES - 2014

CANDIDATES RUNNING FOR ELECTION FOR THE FOLLOWING POSITIONS ON THE MSPOA BOARD OF DIRECTORS ARE:

H.L. VAN VARICK	2014-2017	3 YRS.
VINCENT F. BRENNAN	2014-2017	3 YRS.
THOMAS PALMA	2014-2017	3 YRS.
MICHAEL B. BURKE	2014-2017	3 YRS.
	VINCENT F. BRENNAN THOMAS PALMA	VINCENT F. BRENNAN 2014-2017 THOMAS PALMA 2014-2017

To vote, one has to be a member in good standing and their annual dues must be paid. Independent nominations for the Officer or Trustee positions can be made by a group of at least ten (10) members in good standing with the consent of the Nominees. These nominations must be received by the Secretary in writing at least (45) days prior to the annual meeting. No nominations for Officers or Trustees may be made from the floor at an annual or special meeting.

The biographies for the candidates are as follows:

H.L. "Van" Varick – Van and Marilyn have been residents of Mantoloking Shores since 1986. Since retiring in 2004, they have been permanent residents. Van and Marilyn have two children and three grandchildren. Van first joined the Board in 1987 as Secretary and has served as President for fifteen years with brief reprieves in between his tenure as a Trustee. Van has spent over forty years with well-known financial institutions as a Commercial Real Estate Executive and Lender. He has a B.S. in Real Estate from New York University and is a graduate of Brown University's School of Banking. Van also graduated from Fairfield University's Savings Bank Executive Development Program. He was an Adjunct Professor at New York University's School of Continuing Education. Van's contribution to the MSPOA Community after Super Storm Sandy was stellar.

Vincent F. Brennan – Vince and Joy Brennan have been residents of Mantoloking Shores for 25 years. Their winter residence is in Harrington Park, NJ where Vince is Treasurer of a small 20 home townhouse association. While primarily summer and weekend residents of Mantoloking Shores, they planned to spend more time at the beach since his retirement in March 2009. Unfortunately, Sandy and the damage to their home has interrupted these plans until next year. The Brennan's have three daughters and six grandchildren. Vince retired from Korn/Ferry International where he spent 26 years as a Senior Client Partner in the firm's New York office. Prior to Korn/Ferry, he cofounded his own firm in the late 70's and merged his clients into Korn/Ferry in 1983. Prior to that, he was a Partner in the Consulting Division of KPMG. His earlier business and professional experience was with Pfizer, Inc. and as an English Teacher and Coach at Ridgefield Memorial High School, in Ridgefield, NJ. Vince has a BS from St. Peter's University and an MA as well as MBA from Fairleigh Dickinson University.

Thomas "Tom" Palma – Tom was born to Italian immigrant parents 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 in 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.

Michael "Mike" B. Burke – Mike and his wife Suzanne have been residents of Mantoloking Shores since 2010. They have two children, Michael Jr. who is 11 years old and Alyssa who is 9 years of age. They keep Suzanne and Mike quite busy. Their winter residence is in Staten Island, but Mike runs a family restaurant named Denino's on Mantoloking Road in Brick that has some of the best Italian food and is known for its great pizza. He is frequently in Brick Township, two to three days per week. The family business is known throughout Staten Island and was established by his stepfather's family. Mike has worked in the family business from the age of 10 through grammar, high school and college. He is a graduate of Wagner University where he majored in Marketing and Management. Mike retired from the NYFD after 21 years of service as a Firefighter. When not fighting fires, Mike worked and managed the restaurant. Anyone living or working in NYC knows the great service and bravery that Firefighters demonstrate on a day-to-day basis. When they come to the scene of a fire, firefighters are a great source of comfort. We know Mike will be a valuable and much needed addition to the Board and the MSPOA community at large.

Vincent F. Brennan, Secretary

Chairperson - Nominating Committee

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IS HAPPENING AGAIN AND OUR SOCIAL COMMITTEE IS PREPARING FOR OUR PARTY TO BE HELD AFTER THE GENERAL ANNUAL MEETING

DATE: Sunday - JUNE 29, 2014

TIME: 12:30 PM - 4:00 PM

PLACE: EBBY'S NORTH - USED TO BE'S

Pat of Ebby's North and Glenn of Used to Be's will again be our hosts. There will be discounted Happy Hour prices at the bar.

We had a tremendous turnout for this social event last year. We hope you will come and join in on a wonderful opportunity to enjoy a great afternoon with your friends and neighbors. So please mark your calendar. A reservation form will be e-mailed shortly with the price of the event.

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10	cial	Committee

*** BRICK PHONE NUMBERS ***

CRITICAL EMERGENCIES

Police/Fire (Emergency)	911 732-262-1100 732-262-1100 732-793-1334
Brick General Information Update	732-262-1000 732-451-4061 732-262-1050
Complaint Numbers (for when talking to your neighbor has not resolved the situation) Marine State Police	732-899-5050 732-262-1100
Illegal construction (any substantial construction requires a Building Permit which must be prominently displayed at the front of the house) Brick Building Department	732-262-1027
NJ Department of Environment Protection for Illegal Bulkheading & Land Use Enforcement - Illegal Dumping HOT LINE	877-927-6337

*** MSPOA OFFICERS & TRUSTEES ***

Officers:

	H.L. Van Varick, President.	732-899-7829
ı	205 Dam I am	
	Christopher Annese, Vice President	908-612-5710
	333 Bay Lane	
	Vincent Brennan, Secretary	732-892-4931
	227 Ketch Road	
П	Jean O'Connell, Treasurer	908-432-6570
	324 Cutter Lane	
	Thomas Palma,/Membership Secretary	908-303-4716
	327 Cutter Lane	
l	Trustees:	

Cheryl Mansfield.	. 732-899-6656
316 Tide Pond Road	
Anthony Polcari	. 201-650-0616
321 Barkentine Lane	
Dominick J. Saccente.	732-295-3183
303 Bay Lane	
Pete Schwarz	908-838-6512
228 Helm Road	

BLOCK CAPTAINS COMMITTEE PAUL APPIO, CHAIRPERSON

305 Sloop Lane (732-295-4743) e-mail: <u>pbarc117@yahoo.com</u> (973-563-6072) Cell

For each street in our Community, we have volunteers who help the Association by distributing information to the owners and letting the Board know about issues such as problems at properties on their assigned block.

Following is a list of those individuals, their contact information and the street they are responsible for ... we are in need of someone for Periagua Lane and Pointe Drive.

We are always in need of more Block Captains. If you are interested in helping out with these tasks, please contact me at the above number.

Paul Appio

<u>STREET</u>	<u>NAME</u>	<u>ADDRESS</u>	PHONE NO.
Barkentine Lane	Noreen Kelly	307 Barkentine Lane	732-899-3145
Bay Lane	George Miller	343 Bay Lane	732-996-5273
	Mary Beth Carlucci	325 Bay Lane	732-714-8830
Brigantine Lane	Clare D'Addario	309 Brigantine Lane	732-295-4850
	Susan Tuohy	316 Brigantine Lane	908-872-0053
Buccaneer Way	Patricia Femia	207 Buccaneer Way	732-899-9106
Cove Drive	Sheila Whiting	312 Cove Drive	732-701-6961
Cutter Lane	JoAnn Russomanno	308 Cutter Lane	732-899-4340
	Tom Palma	327 Cutter Lane	732-892-7596
Dory Lane	Lyn Schafer	302 Dory Lane	732-714-7901
Dutchman's Point	Darnice Gennaro	317 Dutchman's Point	732-295-2470
	Gary Reska	308 Dutchman's Point	732-701-0082
Helm Road	Edie Schwarz	228 Helm Road	908-838-6512
Ketch Road	Joy Brennan	227 Ketch Road	732-892-4931
Periagua Lane	O P E N		
Pointe Drive	OPEN		
Schooner Lane	Kevin Dunphy	304 Schooner Lane	212-782-5530
Sloop Lane	Paul Appio	305 Sloop Lane	732-295-4743
Tide Pond Road	Cheryl Mansfield	316 Tide Pond Road	732-899-6656
	Marilyn H. Van Varick	305 Dory Lane	732-899-7829
Valhalla Drive	Evelyn Kender	210 Valhalla Drive	732-714-8438
Wherry Lane	Cheryl Mansfield	316 Tide Pond Road	732-899-6656