

Mantoloking Shores Spring Newsletter–May 2018

Official Publication of Mantoloking Shores Property Owners Association

PO Box 25, Mantoloking, NJ 08738

Website: <https://www.mspoanj.com>



Dear Neighbors:

Mantoloking Shores Property Owners Association extends a warm welcome to new residents of our Community. The Association is very 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. We hope you and all the families of MSPOA enjoy the Newsletter, fresh air, sunshine, water, and the relaxed lifestyle that is available not only in the summer, but throughout the year as well.

New Homeowners since our last annual Meeting:

Name	Street	Name	Street
Albert & Brynn Khalaf	Bay Lane	Todd & Maria Roberti	Dutchman's Point
Kristin & Larry Pucillo	Bay Lane	Stephen & Michelle Cochran	Dutchman's Point
Joanne & Thomas Child	Cove Drive	Normandy Bay LLC	Point Drive
Annette & Michael DeFazio	Cove Drive	DIDP Holdings	Valhalla Drive
Joseph Lorenzo	Cove Drive	Sonia Tacinelli	Valhalla Drive
Robert Pietrucha	Dory Lane		



• **Sunday, June 24, 2018**

- DOVER-BRICK FIRST AID BUILDING on Rt 35 South @ 2nd Avenue, Normandy Beach.
- 9:00 am Coffee and donuts will be served.
- 9:30 Meeting begins
- Come learn what your Association is doing to improve your community and meet your

neighbors. Participate, voice your opinions and here what is happening in our community.

- Special guests will include the Mayor of Brick Township, John Ducey and a few key staff members.



EXECUTIVE COMMITTEE LETTER

Summer will be upon us before we know it. Spring has been wet and cold with a few days resembling what Spring should really be like. Hope springs eternal (pun intended) as we look forward to good weather in May. The entire Board sincerely hopes that our members will have a most enjoyable summer with families and friends.

The Executive Committee of the Board was formed to replace HL Van Varick who served as President for 20 years, as no replacement candidate volunteered to take on this responsibility. Discussed and adopted with membership's approval at last year's Annual Meeting the concept of an *Executive Committee* was formed to fill this role. It is comprised of 5 Board members to share the responsibilities of the President with the approval of the Board regarding new initiatives etc.

As we continue to operate without an official "President", this new leadership concept for the MSPOA is working smoothly

after a few bumps on its first year of existence, thus naming this correspondence the "Executive Committee Letter." instead of a President's address.

The Board has been busy making the common areas more attractive and presentable. Lagoon ends now have had sprinkler systems installed at significant expense. New Jersey American Water charged \$2,800 for each of the meters installed in common areas that had sprinkler systems. Improvements were made to the center island between Route 35 north/south where shrubbery was planted (also on south side of Tide Pond Road).

Signage on each street entrance is not only attractive, it also serves to unify our community of Mantoloking Shores. Additionally, a few plants will be replaced, that have not survived, which is an annual occurrence that should be minimized going forward. The Board has smoothed out lagoon ends

with soil and rocks to make them more presentable.

Each year a few homeowners rent their properties. We again are including trash collection and emergency information that may be useful to renters to help them to be good neighbors while staying in our community.

As respectful homeowners, all are asked to control/limit noisy contractor work during the short summer season. It also helps our entire community to keep everyone's property "presentable". This has been particularly challenging since Sandy, but your neighbors will really appreciate it!

We look forward to welcoming you to our Annual Meeting. Your participation, comments and suggestions with respect to continuing the effort of making Mantoloking Shores one of the most desirable communities on the New Jersey shore are extremely important.

The Executive Committee

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SEEKING BOARD MEMBERS:

Email Vince Brennan, Chairperson of the Nominating Committee, if you are interested in exploring what is involved with becoming a Board Member: vincentbrennan@optonline.net. We invite and need people who care about our Community and the investment they have made in their homes who can also add value to our Board and, more importantly, the future of Mantoloking Shores.



Thank You

for your

great service.

Stay in touch!

Our board has been reduced by two since our last meeting:

- **Tom Kelly**
- **Sheila Whiting**

Both served on our board for many years, but have chosen to resign. We appreciate their time and dedication. **THANK YOU!!!!**

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The Board Members

Name		Position	Executive Committee ?	Nominating Committee ?	Current Term Expires	MS Address	Phone	Email
Vincent	Brennan	Secretary	Yes	Yes	2020	227 Ketch Road	732-475-6611	vincentbrennan@optonline.net
Louis	Carlucci	Vice President	Yes		2019	325 Bay Lane	908-313-9917	Lou.Carlucci@davelbostoncoach.com
Maria	Ferguson	Trustee	Yes	Yes	2019	200 Buccaneer Way	732-501-5274	MariaLynnFerguson@gmail.com
Jean	O'Connel	Treasurer			2021*	324 Cutter Lane	908-432-6570	jeanocx3@gmail.com
Thomas	Palma	Membership	Yes		2020	327 Cutter Lane	908-303-4716	tpalma@yahoo.com
Hank	Patterson	Trustee to be			2021*	310 Bay Lane	201-317-9277	Vader42@optonline.net
Anthony	Polcari	Trustee			2019	321 Barkentine Lane	201-650-0616	tony@polcarico.com
Dominick	Saccente	Trustee			2021*	303 Bay Lane	732-295-3183	djsaccente@verizon.net
HL Van	Varick	Past President	Yes		his choice	305 Dory Lane	732-899-7829	hlv1@comcast.net
<p><i>Special Thanks to Anita Fenn of 224 Ketch Rd who served on the Nominating Committee, as an Association Member</i></p>								<p>*contingent on election/reelection this June</p>



Nominations for open Board Positions

This year's nominating committee consisted of Chairman Vince Brennan, Trustee Maria Ferguson and Association Member Anita Fenn. Here are the candidates:

Jean O' Connell

Treasurer 3 year term: 2018-2021

Jean O' Connell and her husband Bob have been residents of Mantoloking Shores since 2005. They have three grown sons, and their winter residence is in Basking Ridge.

Jean is an accountant by profession and has been on the Board since 2010. She has graciously accepted to stand for another term of three years. As we all know, the Treasurer's position is extremely important and time consuming. Jean has done an outstanding job in maintaining the books and records of the MSPOA during her tenure in this position.

Jean is an active person and her volunteer activities extend beyond the treasurer's position with our Association. She is a financial mentor to under privileged people receiving help from United Way and has participated as Fundraising Chairman for Community in Crisis as well as Catholic Charities through her local parish.

Jean enjoys tennis, golf, bike riding and knitting. She is definitely a busy lady.

Dominick Saccente

Trustee 3 year term: 2018-2021

Dominick J. Saccente owned and operated hair salons for over 40+ years. His salons in Roseland and West Caldwell represented 25 years of ownership and operations. Dominick then opened a salon in Spring Lake that he operated for 20 years. Semi-retired, Dominick keeps busy at his Spring Lake location by working less hours. He began his career with the Barbizon Modeling School as a Style Director.

Over the years, Dominick has been active in UNICO, the largest Italian American service organization in the US. He served as President of the West Essex Chapter and as North Jersey Governor of UNICO's National Organization.

As Trustee of the MSPOA, Dominick has served as Chairman of the Directory Committee of the MSPOA. In that role he produced the 2008, 2012 and 2017 Directories for the MSPOA. He has also served on a number of Committees of the Board focused on beautification projects in our recovery plans following Sandy's destruction in 2012.

Dominick and wife Terry have owned their home on Bay Lane since 1982. They have been year round residents for 25 plus years.

Hank Patterson

Trustee 3 year term: 2018-2021

Hank and his wife Gail have been residents of Mantoloking Shores for the past three years. Their winter residence is in Basking Ridge.

Hank began his business career in his family's glass and china decorating business. Later striking out on his own, he joined the Hygrade Business Group as an Account Executive. Some years later, he joined the Lynx Group as Sales Manager where he directed the firm's Promotional Products and Marketing Division.

In 2016, he and Gail purchased the e-commerce retailer, Deck Towel, a high end Luxury Linen purveyor. Hank has been running the business as well as planning and overseeing the expansion of the company into the wholesale marketplace through a network of 13 independent sales representative organizations that he manages and motivates.

Hank and Gail have a blended family of 5 children, 4 girls and 1 boy, all of whom are in their 20's. His wife Gail is an Anesthesiologist. Per Hank, if you are strolling by their house at 310 Bay Lane, you may have met their dog, Yoda, who thinks he is the mayor and greets everyone who walks by.

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Membership Secretary **Tom Palma** is given accolades for maintaining and steadily increasing our membership each year since our community was devastated by Super Storm Sandy. 231 paid members YTD. Great work Tom!

PAID MEMBERS MSPOA 2018

BARKENTINE	BAY	BRIGANTINE	CUTTER	HELM	SCHOONER
Abate	Guido	Sarajian	Mezzatesta	Aniello	Thakker
Bacchetta	Hindelong	Saxer	O'Connell	Ball	SLOOP
Block	Jennings	Tuohy	O'Neill	Cranston	Appio
Burchfield	Khalaf	Zwier	Oswald	Cross	Greenberg
Cupoli	Kretschmer	BUCCANEER	Palma	Frayman	Riccitelli
Danna	Krull	Barbieri	Palmer	Jennings	Severini
DeFillipo	Manoocheri	Bleckner	Paoella	Kent	Tullo
DiChiara	Martin	Bulanowski	Picut	Machiedo	TIDE POND
Drake	Miller	Cacciabeve	Pillori	Marra	Andersen
Freed	Minervino	DiMattia	Piskadlo, Jr.	Melen, Jr.	Bruno
Hale	Mongno	Femia	Quinn	Pontoriero	Davino
Heiberger	More	Ferguson	Rinaldi	Ragucci	Fenelon
Kelly	Plenzo	Martins	Russomanno	Schwarz	Hedden
Lo Scalzo	Pucillo	Masuelli	Scheschuk	Scura, Jr.	Lambie
Paoella	Saccente	Taylor	Smith	Sheldon	Lorenzo
Perrucci	Santosuosso	COVE	Stollo	Vassallo	Mansfield
Polcari	Scalera	Aduato	Trainor	KETCH	Meyer
Purpura/Damante	Schaafsma	Calamari LLC	Vitti	Barrish	Mucci
Recchia	Scholz	Child	Williams	Brennan	Mucci, Jr.
Salamone	Spamer	Child	Yaccarino	Chillemi	Pochinski
Schneider	Spamer	Costello	DORY	Fine	Scheibelhoffer
Sponzilli	Striefler	Hamecs	Berkowitz	Ford	Schwall
Stanchi	Violette	Marozzi	Rohlf	Ramundo	Valvano
Violante	BRIGANTINE	Marocco	Scalora	Vogelzang	Vetter
Whiting	Ambrosino	O'Brien	Schafer	Zamora	Wells Fargo Ba
BAY	Avalo	Postighone	Van Varick	PERIAGUA	VALHALLA
340 Bay Lane LLC	Battaglino	Santillan	DUTCHMANS	Mayo	Caprio
Annese	Batten	Varano	D'anna	Muoio	Dougherty
Banca	Burke	Whiting	Daniello	POINTE	Eichholz
Bond, Jr.	D'Addario	CUTTER	Daniello	Bisignano	Fine
Boniface	Daidone	Acquaviva	DeCongelio, Jr.	Campolattaro	Fischer
Brennan Trust	DiMaria	Allocco	Duelks	Deitrich	Kender
Bubnis	Epifano		Gennaro	Karmazin	Komoroski
Callagee	Fenelon	Capasso	Levantino	Normandy Bay LLC	Kurylo
Carlucci	Finn	Cervino	MacMahon	Parisi	Robustelli
Centanni	Gingher	Deady	Methfessel	Prestiflippo	Serafini
Decker	Kaimer	DeAngelis	Pangia	Zazzali	Winters
Dowling	Lawlor	Dell'Ermo	Polidori	SCHOONER	WHERRY
Faistl	Maldonado	Diamond	Reska	Di Sarno	Netta
Giordano-Brennan	Melesurgo	Fecho	Sheridan	Dunphy	Rozema
Granowitz	Richardson	Lizza	Standish Family Trus	Howarth	Sampson

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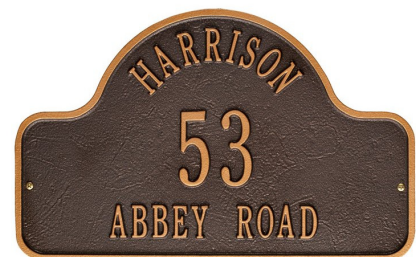
What does the Association do with your dues?

- Upkeep of Association property:
 - Flagpole island between 35N and 35S
 - Lagoon ends
 - Cleanup of streets and storm drains
 - Property along 35S from above Bay Lane to Tide Pond Road
 - Street entrance signs to unify our community
- Pays for someone to put the garbage and recycling cans back each week after the collection. This service is provided to protect property owners from being seen as possible targets for people looking for homes that are not occupied.
- Maintains liability insurance for the property that we own.
- Maintains insurance for the members of the Board to protect them as volunteers and to protect the Association's treasury.
- We also try to 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 the Community
 - Vote on the proposed Officers and Trustees, and other issues that may need the membership's approval.
- Publish Directory of homeowners every 3-5 years
- Maintains Website
- Information Email communication when something is happening in/around our community

SDUE
SDUES
DUES
DUES
SDUES

Reminder: Brick Township has requested that each waterfront homeowner put their house number and street name **at the rear of their homes** so that in the event of an emergency if a watercraft was dispatched to your residence they could locate your house. Here is a link to one you may like:

<https://wayfair.com/Old-Century-Forge-Lexy-Wall-3-Line-Arch-Address-Plaque-2935-WHP2627.html>



facebook

Did you know that we have our very own Facebook group? Because it is "unofficial" (not affiliated with the board) members can post things like beautiful sunsets, beach scenes, items for sale or services wanted, questions about the community, good experiences with contractors, events, etc. Fun and functional, it's people reaching out to other people within our community!

Visit Facebook: *Mantoloking Shores Property Owners Association Group*

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Since we increased membership dues in 2018 our revenue reflects a \$12,000 increase over previous years. These funds will support the increase in landscape maintenance, water service and shrub replacement resulting from the post-Sandy beautification plan. The bulkhead between Schooner and Sloop is showing signs of wear and we are obtaining estimates to have it repaired. If it is determined that it needs to be replaced the \$7,500 budget will increase to approximately \$30,000. The remaining line items in the budget reflect anticipated costs based on prior year activity.

*Respectfully submitted,
Jean O'Connell - Treasurer*

MSPOA	
Profit and Loss Standard	05/02/18
January through April 2018	
	Jan - Apr '18
Ordinary Income/Expense	
Income	
Membership Dues	45,400.00
Total Income	45,400.00
Expense	
Insurance Expense	-236.25
Other Professional Fees	29.95
Postage and Delivery	38.37
Printing and Reproduction	
Dues Notices	221.68
Total Printing and Reproduction	221.68
Repairs and Maintenance	
Trash Cans & Storm Sewers	960.00
Total Repairs and Maintenance	960.00
Taxes - Property	56.98
Utilities	
Electric	16.62
Utilities - Other	-99.25
Total Utilities	-82.63
Total Expense	988.10
Net Ordinary Income	44,411.90
Other Income/Expense	
Other Income	
Interest Income	1.62
Total Other Income	1.62
Net Other Income	1.62
Net Income	44,413.52

Jean O'Connell, Treasurer

MSPOA	
Balance Sheet Standard	05/02/18
As of April 30, 2018	
	Apr 30, '18
ASSETS	
Current Assets	
Checking/Savings	
Cash	
Bank of America Checking	25,077.73
Bank of America Savings	46,845.72
Total Cash	71,923.45
Total Checking/Savings	71,923.45
Total Current Assets	71,923.45
TOTAL ASSETS	71,923.45
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	86,032.28
Retained Earnings	-58,522.35
Net Income	44,413.52
Total Equity	71,923.45
TOTAL LIABILITIES & EQUITY	71,923.45

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Mantoloking Shores Home Owners Association 2018 Budget

	2018B	
REVENUE		
Dues 240 Memberships	\$48,000	
Interest - MBNA/Bank of America	\$25	
TOTAL REVENUE	\$48,025	
EXPENSES		
Insurance		
General Liability and Directors & Officers	\$6,200	
Taxes		
Brick Township - Real Estate Taxes	\$115	
NJ State Fees	\$25	
Utilities		
Electric	\$100	
Water	\$2,000	
Maintenance, Repairs & Replacements		
Center Is & Lagoon Ends Landscaping	\$4,500	
Property Upkeep - Trash Cans & Misc	\$2,750	
Decorations - Street/Center Is Flags	\$250	
Legal & Professional Fees		
Legal & Professional Fees	\$450	
General & Administrative Expenses		
Recognitions	\$100	
Post Office Box Rental	\$90	
Donations-Barnaget Bay/Firehouse	\$200	
Dues - FOBA	\$100	
Internet/Website	\$117	
Meeting Expense	\$250	
Printing - Newsletter	\$450	
Postage	\$340	
Other Expenses		
Bulkhead Repair - Schooner/Sloop	\$7,500	
TOTAL EXPENSES	\$25,537	
INCREASE/DECREASE IN NET ASSETS	\$22,488	
Net Assets at December 31, 2017		\$27,510

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- Garbage is picked up once a week on Monday unless it is a holiday; then it is picked up on Tuesday
- Recycling is picked up on the 1st & 3rd Tuesday unless Monday or Tuesday is a holiday; then recycling will be picked up on Wednesday. **Do NOT place plastic garbage bags in recycling!**
- Brick provides GARBAGE and RECYCLING placement at the Police substation parking lot (south of Used to Be's) EVERY SATURDAY during summer months
- Ocean County's 24 Hour, seven day a week hot line for everything you wanted to know about the county's recycling program is available. Call 1-800-55-RECYCLE.



- The Town will not pick up leaves, branches or other discarded foliage if it is left at the curb in plastic bags. This type of refuse MUST be put in approved paper bags.
- You can call the Town's Public Works (732-451-4060) to see when they will be picking up this type of refuse and heavy metal items since they only do it twice a month. *Please* do not just leave it on the curb as it could stay there for several weeks.



- **CONSTRUCTION MATERIAL WILL NOT BE PICKED UP.** If there is construction material in your trash container, the Town will not empty it. The garbage trucks are equipped with cameras; when the can is raised and before it is dumped into the truck, the driver can see what is in the can.
- MSPOA hires someone to put the trash & recycling receptacles back by the houses for containers that remain on the street, the day after the recycling has been picked up. This is done as a safety measure so that would-be burglars have less of a chance to figure out what properties are not occupied. We provide this service to everyone in the Community.



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Emergency Contact Information

Police/Fire (Emergency)	911
Police/Fire (Non-Emergency)	732-262-1100
FIRE Pioneer Hose Co. (Non-Emergency)	732-262-1100
FIRST AID Dover/Brick (Non-Emergency)	732-793-1334
<i>Fire Departments and First Aid Squad are volunteers who serve without pay for our benefit. We encourage our members to donate generously to Mantoloking Fire, Brick Fire and/or Dover/Brick First Aid who all respond to our neighborhood.</i>	
Brick General Information Update	732-262-1000
Brick Public Works	732-262-1000 X4
Brick Office of the Mayor	732-262-1050
Complaint Numbers (for when talking to your neighbor has not resolved the situation)	
Marine State Police	732-899-5050
Noise-Brick Police	732-262-1100
Brick Building Department (Illegal construction (any substantial construction requires a Building Permit which must be prominently displayed at the front of the house))	732-262-1027
NJ Department of Environment Protection for Illegal Bulkheading & Land Use Enforcement Illegal Dumping HOT LINE	877-927-6337