



Newsletter-Winter 2024

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

Dear Neighbors:

Mantoloking Shores Property Owners Association extends a warm welcome to new residents of our Community. The MSPO 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.



Welcome New Homeowners

Street	Owners
<i>Barkentine</i>	<i>Hrach & Souzi Kasanyar</i>
<i>Buccaneer</i>	<i>Frank & Anne Kraljic</i>
<i>Tide Pond</i>	<i>Edmund & Donna Pedicine</i>
<i>Tide Pond</i>	<i>David Daniels</i>
<i>Periagua</i>	<i>James & Katherine Lynch</i>
<i>Dory</i>	<i>Paul & Carla Pence</i>



Where does MSPOA dues go?

- Upkeep of Association property:
 - Flagpole island between 35N and 35S
 - Lagoon ends owned by MSPOA including landscaping and bulkhead repair/replacement.
Note: not all lagoon ends are owned/maintained by MSPOA
 - Property along 35S from above Bay Lane to Tide Pond Road
 - Street entrance signs and landscape to unify our community.
 - Participation in Brick Neighborhood Watch program
 - Garbage and recycling cans retrieval 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.
 - Annual meetings to:
 - Review events of interest 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
 - Publishing of Directory of homeowners (every few years)
 - Maintains Website and Facebook page
 - Send informational Email communication when events occur in/around our community.
 - 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.
 - Zoom subscription for board meetings.
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MEMBERSHIP

Please pick up dog waste



There have been numerous complaints from homeowners regarding some people not cleaning up after their dog. Dog waste washes into the lagoons where we swim and make a mess of our streets. Please be a responsible homeowner and pet owner and clean up dog waste. Your neighbors will greatly appreciate it.



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Meet the Board Members

Name	Board Position	Current Term Expires	*Running for a term to expire	MS Street	Phone	Email
Paul Appio	Trustee	2025	N/A	Sloop	732-295-4743	appiopaul@gmail.com
Louis Carlucci	Vice President	2026		Bay	908-344-3011	lpk@aol.com
Maria Ferguson	Secretary	2026		Buccaneer	732-501-5274	MariaLynnFerguson@gmail.com
Richard Lange	Trustee	2026		Buccaneer		
Debbie Nappi	Trustee	2026				
Jean O'Connell	Treasurer	2024	2027	Cutter	908-432-6570	jeanocx3@gmail.com
Thomas Palma	Membership	2024	2027	Cutter	908-303-4716	Tpalma@yahoo.com
Gina Robertiello	Trustee	2025		Bay	201-738-1779	RobertielloG@felician.edu
Open	President	2024	2027			

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BOARD NOMINATIONS

[Maria Ferguson](#)

Secretary 1 year term: 2022-2023

Maria and husband, Bob have been residents of Mantoloking Shores since 2013. They have one daughter, three sons and 4 granddaughters in different parts of the country. Maria's career spanned 25 years with Philips Lighting and as VP of Cherry Book Pet Supplies. Since 2005, she has functioned as VP, Administration for Ferguson Associates, their own third-party physical distribution

business, established in Edison, NJ in 1981. Per Maria, her expertise is "organizing chaos" and possessing computer savvy, especially database integrity. Maria and Bob are boating enthusiasts and have owned boats all their lives, including a 47 Ft. and 40 Ft. motor yachts. They love animals and currently have a rescue dog and two rescued cats. Maria has spent over 10 years on two different Church Vestries and ran the Thrift Shop for her Church for three years, doubling its revenue her first year. She has been active in maintaining the database of

her husband's High School and they have chaired two Class Reunions. Mantoloking Shores became their primary residence in 2020, but their successful business in which they are both active full time, requires them to travel north each week to their home in East Brunswick.

[Dr. Gina \(Pisano\) Robertiello](#)

Trustee 3 year term: 2022-2025



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Treasurer's Report

Presented by Jean O'Connell, Treasurer



Short Term Rentals?#%:(?)

Our community is primarily comprised of homeowners that use their home during the summer months for themselves and their families. We take pride in home ownership as an upscale community that enjoys the summer without disruption to our neighbors. We recognize that there are also some homes that are “businesses” primarily being leased for short term rental, which may not have the same community pride. If any situation disturbs your peace, here are the laws that apply to short term rentals in our community:

Note: Any home that is advertised for a rental shorter than one week, during summer months, is in violation and should be reported to the Brick Division of Code Enforcement and Brick Police.

Statutes from Township of Brick, NJ Ocean County

§ 239-3 Short-term rentals prohibited.

No dwelling, or segment thereof, may be rented or leased for a term of less than 30 days.

§ 239-4 Exception for barrier island short-term rentals.

Notwithstanding the restriction set forth in § 239-3, **minimum rentals of seven days** or more of a dwelling unit are permitted during the period from **May 15 through October 15** on the barrier island.

§ 239-7 Advertisement.

The print, **electronic, or internet advertisement** of any rental that is prohibited by or fails to comply with the provisions of this chapter or any other applicable provision of the Township Code is prohibited.

§ 239-8 Enforcement.

The Division of Code Enforcement and the Police Department are empowered to enforce this chapter.

§ 239-9 Violations and penalties.

A. Every person convicted of a violation of a provision of this chapter shall be subject to the maximum fine and penalties established under N.J.S.A. 40:49-5 and any subsequent amendments thereto.

B. Each and every day a violation of this chapter persists shall constitute a separate violation.

C. To the extent the conduct prohibited under this chapter also violates other provisions of the Township Code, those violations constitute separate offenses subject to additional fines and penalties as prescribed.



Disruptive/dangerous water activities have been reported in past years. These kinds of activities should immediately be reported to the Brick Marine Police, who can investigate and curtail the activities as they occur. Contact Brick Police directly. Pictures and videos are especially helpful in eliminating these activities.
