

Newsletter-Summer 2024

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



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

Mantoloking Shores Property Owners Association Group (neighbor to neighbor)
<https://www.facebook.com/groups/150900568899339>

Dear Neighbors:

Mantoloking Shores Property Owners Association extends a warm welcome to the newest homeowners in our community. The MSPOA 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 MS Homeowners

Street	Owners
296 Dutchmans Point	Grace Bay Realty LLC
313 Brigantine	Fletch and Edie Creamer

MSPOA Annual Meeting

Saturday June 29th 2024

Doors Open/Check In/Refreshments: 9:30 am
Meeting starts with Brick Officials: 10 am

Sacred Heart Church Auditorium, Bay Head
Beach Association meeting to follow upon conclusion of MSPOA meeting





Article Submitted by MSPOA Board Trustee Richard Lange

Landscaping & Irrigation Update

Irrigation – Common Areas Drip irrigation is currently located in 10 separate locations within the community, each on a separate water source. Locations are as Follows:

- Tide Pond – 1 Location
- Barkentine – 1 Location
- Cutter – 1 Location
- Bay Lane – 4 Locations
- Ketch – 3 Locations

All irrigation systems experience the need for repairs each season. Preliminary inspections of each location have been completed, and some areas need minor repairs to make the system fully operational. All common area irrigation are expected to be operational by mid-June. We ask all members to keep an eye out for areas on common property that may appear to be extremely wet when they typically shouldn't be - this may be the result of a faulty water valve or irrigation system component.



Dead Trees will be removed and replaced where appropriate



Landscaping – Common Areas Similar to our irrigation system we have several locations on lagoon ends where MSPOA maintains the ornamental landscaping. Some of the ornamental plants were installed several years ago and have grown to a point where they are competing with other elements of the landscape. Each location has been reviewed and our team has authorized the service provider to remove any dead and transplant some competing plant material to other suitable locations throughout the community. This season we will be experimenting in some locations with annual flowers as well. Future plans are being reviewed to enhance all association owned landscaping along Route 35.

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MSPOA Membership report from Membership Board Member Tom Palma

- 2024 YTD, 239 homeowners (77%) of Mantoloking Shores contributed to the Mantoloking Shores Property Owners Association and participated in the upkeep of our community.
- We have switched to all email contact for efficiency and cost savings. The mail merge program used allows to personally address and include personal database info. It also tells when an email has been opened.
- Suggest all homeowners include Tom's email (tompalma7@gmail.com) in your contacts to avoid emails going to spam.
- If you would like to join your neighbors in supporting the maintenance of our neighborhood **and be included in that list**, and have not made payment, send \$200 check payable to MSPOA, mailed to MSPOA, PO Box 25, Mantoloking, NJ 08738.
- Tom Palma has copies of the latest MS Directory. If you did not receive one or would like an extra copy, give him a call and arrange a time when you can pick one up. If you are a current member of MSPOA, (have paid the 2024 dues) the directory is free. If not, or you want an extra copy, there is a charge of \$10 each. Tom can be reached at 908-303-4716.



Mantoloking Shores Streets are public and owned by Brick township. It was recently determined that MS streets were appropriately transferred to Brick Township back in 2008. There was some confusion within the township administration recently as to who owned the streets and if township services would be scheduled. That has now been clarified and street sweeping, and other township services has resumed for our neighborhood

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TRASH TALK, Check your mailbox:

The association has distributed recycling schedule tags that attach to the handle of your recycling can with supplied zip ties. Please check the schedule. Cans set out to the curb on non recycling weeks are returned during the retrieval process.

After discussion and a vote, it was decided by the Board that trash cans would only be retrieved for dues-paying members.

Bulk, Metal and Brush Collection: Public Works offers on-demand collection of brush, metal and bulk items. Call 732-451-4060 to schedule a collection. Monday morning is when bulk collections can be scheduled in MS.



Tree trimmings, hedge clippings and similar materials need to be cut to a length not to exceed 4 feet and need to be tied in bundles no greater than 2 feet thick for collection.

Automated Garbage Cans: Additional garbage and recycling cans are occasionally available for purchase. The cost of an automated garbage or recycling can are \$75 (95 gallon), \$65 (65 gallon) and \$65 (35 gallon) and must be paid in person in the Township Building Department. The can will be delivered to your home.



Bulkhead Replacement/Repairs

Article Submitted by MSPOA Board Vice President, Lou Carlucci

The MSPOA is responsible for MSPOA owned bulkheads located at the lagoon ends within our Association area. The upkeep of these bulkheads as well as the landscaping at the street ends where they are located is one of the largest expenses that our dues support.

Over time, we have replaced most of the original wooden bulkheads with modern vinyl/plastic ones that will last well into the future. There are several wooden bulkheads still in place that will need to be replaced and are starting to display signs of deterioration. The Board is evaluating bids for replacement and/or repair of these and will schedule the work as soon as possible and within our budget.

Repairs this year may cause temporary inconvenience to adjacent homeowners. The board reminds those adjacent homeowners that that nothing should be located within three feet of an Association owned bulkhead.



Friendly Reminder: Please pick up dog waste *It's the law.*

An ongoing complaint from MS homeowners regards some people not cleaning up after their dog. Please be a responsible homeowner and pet owner and clean up YOUR dog waste. Also remind your visitors to comply with this law.



Your neighbors will appreciate it.



WHAT DOES THE BOARD DO AND HOW IS DUES USED?

Board members meet about 6 times per year to discuss association business where collaborative decisions are made to positively affect our community with activities that include:

- Upkeep of Association property:
 - Flagpole island between 35N and 35S
 - Lagoon ends maintained by MSPOA includes landscaping, water system maintenance and bulkhead repair and/or replacement.
 - Property along 35S from above Bay Lane to Tide Pond Road
 - Maintaining Street entrance signs/landscape to unify our community.
- Participation in Brick Neighborhood Watch program
- Engage service to retrieve Trash and Recycling cans weekly after township collections. This service is provided to protect property owners from being possible targets for people looking for homes that are not occupied.

Can Retrieval Notes:

- On recycling weeks, both cans are retrieved on Tuesdays.
- On non recycling weeks, recycling cans placed at curb will be returned to house.
- Effective 2024 only paid MSPOA members in good standing will have can retrieval.
- Conduct 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
- Publish 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.



HOA board members volunteer their expertise and time to ensure our community is maintained to the high standards this luxury community has come to enjoy. While there are no open positions currently, we anticipate an opening in the next year. We ask that anyone with interest of serving on the board contact the secretary via email at MariaLynnFerguson@gmail.com with reason/desire to serve and skills sets that could be helpful. If you've volunteered in the past, but have not yet been contacted, please reconfirm if you continue to have an interest to serve on the MSPOA board.

Expertise in the following areas is helpful:

- Leadership
- Property Management
- Legal Issues
- Accounting
- Administration/Organization Skills (such as note taking, website maintenance)
- Township Communication

Volunteers need to be email and text savvy.

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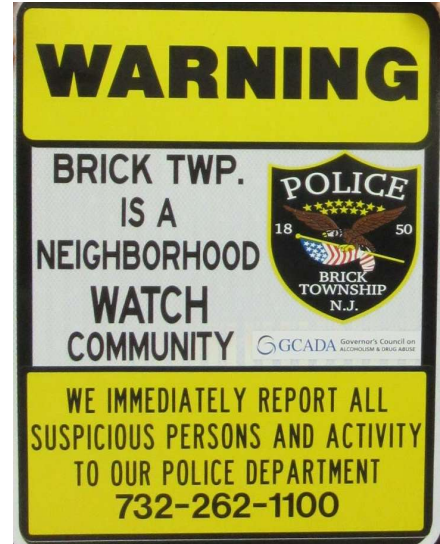
Article Submitted by MSPOA Board Trustee Dr. Gina Robertiello

Hello MSPOA Members. If you are interested in receiving updates, information and newsletters from Officer Victoria Finelli from the Brick Police Department, you can join our Neighborhood Watch Group Database by contacting Gina at robertiellog@felician.edu.

Officer Finelli sends us information about crime in the neighborhood and offers great suggestions and advice on how to stay safe.

Below is some of the information from Officer Finelli regarding calls for the last year in the local area:

- First aid calls- 23
- Fire alarm calls-17
- Suspicious conditions- 21 (these can be anything from open garage doors observed by officers/ open trunks/ car alarms going off.)
- Remind residents to close garage doors at night and when not in use.
- Report suspicious vehicles immediately.
- Report car/ residential alarms when an audible is heard.
- 733 Premise checks for Mantoloking Shores alone for the year. This means officers enter a neighborhood check into the system as they enter Mantoloking Shores off of Rt. 35.
- Loud music/ party- 5
- Burglary- 2 (July 23, August 23)



Concerns can be brought to Brick Township PD, Community Policing/Public Information Officers.

Officer Finelli is currently on maternity leave, so the contact officers are temporarily Officers LaRocca and Berkeley. They can be reached at: jarocca@brickpd.com and tberkeley@brickpd.com respectively. They can also be reached at 732-262-1158.

Below is the article about the theft and charging of the teen in the more recent case.

[Brick PD Charge Teen in Theft of Vehicle From Princeton Avenue – Brick, NJ Shorebeat — News, Real Estate, Events, Community, Sports, Business](#)



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Current MSPOA Board

Name	Board Position	Current Term Expires	MS Street	Phone	Email
Paul Appio	Trustee	2025	Sloop	732-295-4743	appiopaul@gmail.com
Louis Carlucci	Vice President	2026	Bay	908-344-3011	Impk@aol.com
Bill Diana	Trustee	2024	Bay	201-788-3317	Bill.Diana@marshmma.com
Maria Ferguson	Secretary	2026	Buccaneer	732-501-5274	MariaLynnFerguson@gmail.com
Richard Lang	Trustee	2025	Buccaneer	973 558-0997	Rtlang945@comcast.net
Debbie Nappi	Trustee	2024	Barkentine	973-945-2848	dnappi@saxllp.com
Jean O'Connell	Treasurer	2024	Cutter	908-432-6570	jeanocx3@gmail.com
Thomas Palma	Membership	2026	Cutter	908-303-4716	tompalma7@gmail.com
Gina Robertiello	Trustee	2025	Bay	201-738-1779	RobertielloG@felician.edu

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CANDIDATES CANDIDATES CANDIDATES

Bill Diana

Trustee 3-year term 2024-2027

I grew up in the Bronx, moved to Bergen County in my teens and attended Rutgers University. I've worked at Marsh McLennan Agency, insurance broker, coming up on 40 years. I met my wife Dorothy there, got married in 1993 and raised the boys in Allendale & Chester, NJ. 2 sons; CJ & Liam and moved to Mantoloking Shores full time in 2020 during Covid. We had a bungalow in OB III from 1993-2009 and fell in love with the beach. Sadly, Dorothy was diagnosed with ALS in 2018 and passed away peacefully in August 2021 here at the house.

I've had the opportunity to serve on many boards ranging from Rutgers University & National Fraternity positions, a few business organizations throughout NJ, Rotary and Chamber Associations, sports teams and church committees as well as in charitable and non-profit roles.

Jean O'Connell

Treasurer 3-year term: 2024-2027

Jean O'Connell and her husband Bob have been residents of Mantoloking Shores since 2005.

They have three grown children, two sons with daughters-in-law, a daughter and one grandchild.

Their winter residence is in Basking Ridge. Jean is an accountant by profession and has been on the Board since 2010. She has graciously agreed to stand for another term. 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 underprivileged individuals and is the treasurer for Community in Crisis. Jean enjoys pickleball, golf, bike riding, hiking, gardening, and reading.

Debbie Nappi

Trustee 3-year term: 2024-2027

Debbie Nappi is a partner at Sax, LLP and serves as Co-Leader of the firm's Healthcare Practice.

She is an advocate for her clients, and specializes in consulting services, revenue cycle management and physician productivity. Debbie

focuses her attention on the rapidly changing healthcare landscape.

Debbie is a Five Star Professional Service Award winner due to her contributions to the accounting industry and commitment to client service. She is a Certified Public Accountant in New Jersey.

Education/Memberships:

- Bachelor's Degree, Montclair State University
- Master's degree in taxation, Fairleigh Dickinson University
- Community Member, Healthcare Financial Management Association (HFMA)·Member, CREA United-Healthcare
- Conference Committee Member, Medical Group Management Association (MGMA)
- Member, New Jersey Society of Certified Public Accountants
- Member, American Institute of Certified Public Accountants
- Board Member, The Gloria Foundation.

Debbie has been a member of the MSPOA community since 2018. She is also the mother of 3 young adult children and resides in Northern NJ off season.

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*Presented by Jean
O'Connell, Treasurer*

Mantoloking Shores Property Owners Association

Profit and Loss Comparison

January 1 - June 9, 2024

Cash Basis

	JAN 1 - JUN 9, 2024	JAN 1 - JUN 9, 2023 (PY)
Income		
Membership Dues	\$47,000.00	\$42,400.10
Total Income	\$47,000.00	\$42,400.10
Expenses		
Computer and Internet	\$170.49	\$159.83
Insurance		\$159.00
Other Business Expenses		
Hall Rental		\$200.00
Total Other Business Expenses		\$200.00
Repairs & Maintenance		
Landscaping	\$360.00	\$450.00
Street Decorations 651.34		
Trash Can Placement	\$1,380.00	\$1,300.00
Total Repairs & Maintenance	\$1,740.00	\$2,401.34
Taxes & Licenses	\$63.88	\$31.49
Utilities		
Electric	\$28.03	\$12.06
Water	\$430.91	
Total Utilities	\$458.94	\$12.06
Total Expenses	\$2,433.31	\$2,963.72
NET OPERATING INCOME	\$44,566.69	\$39,436.38
Other Income		
Interest Earned	\$2.04	\$2.35
Total Other Income	\$2.04	\$2.35
NET OTHER INCOME	\$2.04	\$2.35
NET INCOME	\$44,568.73	\$39,438.73

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Balance Sheet Comparison

As of May 15, 2024

	Total	
	As of May 15, 2024	As of May 15, 2023 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Business Advantage Chk	45,748.86	39,681.75
Business Investment Acct	61,833.88	56,826.54
Total Bank Accounts	\$107,582.74	\$96,508.29
Other Current Assets		
Uncategorized Asset	0	0
Total Other Current Assets	\$0.00	\$0.00
Total Current Assets	\$107,582.74	\$96,508.29
Other Assets		
Prepaid Expenses	0	0
Total Other Assets	\$0.00	\$0.00
TOTAL ASSETS	\$107,582.74	\$96,508.29
LIABILITIES AND EQUITY		
Total Liabilities		
Equity		
Opening Balance Equity	28,633.82	28,633.82
Retained Earnings	38,980.19	33,557.13
Net Income	39,968.73	34,317.34
Total Equity	\$107,582.74	\$96,508.29
TOTAL LIABILITIES AND EQUITY	\$107,582.74	\$96,508.29

Wednesday, May 15, 2024 06:15:33 AM GMT-7 - Cash Basis

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MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION

2024 BUDGET

REVENUE	BUDGET
Dues - 228 Memberships	\$45,600
Interest	\$6
TOTAL INCOME	\$45,606
EXPENSES	
Business	
Insurance - Liability and D & O	\$24,266
Property Taxes	\$130
NJ State Business Filings	\$32
	\$24,428
Maintenance & Repairs	
Center Is, Rte 35 & Lagoon Ends Landscaping	\$11,000
Property Upkeep - Trash Cans	\$3,400
Decorations - Flags and Signage	\$550
	\$14,950
Accounting/Legal	\$650
General & Administrative	
Recognitions	\$100
P.O. Box Rental	\$115
Donations - Barnegat Bay & Firehouse	\$200
Internet/Website	\$330
Annual Meeting	\$390
Printing/Supplies - Newsletter	\$75
Postage	\$25
Bulkhead	\$30,000
	\$31,235
Utilities	
Water	\$2,350
Electric	\$75
	\$2,425
TOTAL EXPENSES	\$73,688
INCREASE/DECREASE IN NET ASSETS	(\$28,082)

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2024 YTD Paid MSPOA Members

BARKENTINE

Magner	301
D'Anna	302
Abate	303
Sponzilli	304
Schneider	305
Drake	306
Kelly	307
Recchia	308
Racich	311
Attanasio	312
Cupoli	313
Paoletta	316
Paz	317
Stanchi	318
Berger/Deady	319
Damante	320
Polcari	321
Pietrucha	322
Debiak/Zym	323
DiChiara	324
Whiting	327
Lo Scalzo/Stout	328
Heiberger	329
Hale	331
Konkus	333

BAY

Centanni	300
Scalera	301
Faistl	305
Robertiello	306
Gilbert III	307
Kelly/Smith	309
Perez	310
Koscheka/Fox	310
Scholz	313
Santosuosso	315
Doby	317
Schaafsma	319
Diana	320
Plenzo	323
Carlucci	325
Casimiro	326
Minervino	327
Callagee	329
DeLuca	330
Mongno	331
Annese	333
Dowling	334
Guido	335
Spamer	338
Murray	339
340 Bay Lane LLC	340
Ewen	341
Sedrask	343
Hindelong	344
Bond, Jr.	345
Khalaf	346
Spamer	347
Giordano - Brennan	348
Brennan Trust	349
Kretschmer	350
Martin	351
Madoff	352
Krull	353
Boniface	354
Mc Auliffe	355

BRIGANTINE

DiMaria	301
Richardson	302
Chsiri	303
Battaglino	305
Ambrosino	306
Ciravolo	307
Gingher	308
Jenco	309
Lawlor	310
Alfieri	311
Creamer	313
Avalo/Keahon	312
Batten	314
Masherelli	315
Tuohy	316
Maldonado	317
Burke	318
Pucillo	319
Daidone	320
Finn	321
Kaimer	323
Campbell	325

BUCCANEER

Barbieri	192
Masuelli	196
Martins	199
Ferguson	200
Glynn	203
Lang	204
Kraljic/Velto	207
Bleckner	208
Bulanowski	211
Forlenza	212
Sadowsky	215
Ponzio/Speidel	216
Salzarulo	220

COVE

Hunt	306
Daugenti/suraci	308
Woods	310
Falzon	314
Lorenzo	316
O'Brien	319
Mancuso	320
O'Brien	321
Santillan	322
Costello	324
Marrocco	325
Bell	326
Adubato	328
Postighone	329
Tratnyek	330
Child	332
DeFazio	333

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2024 YTD Paid MSPOA Members continued...

CUTTER

Mezzatesta	300
Piskadlo, Jr.	302
Strollo	303
Rutland	304
Urso	305
Cervino	306
Vitti	307
Russomanno	308
Rinaldi	310
Dell'Ermo	311
Allocco	312
Lizza	313
Fecho	314
Banic	315
Deady	317
O'Neill	318
Smith	319
Williams/Schunke	320
Diamond	322
Paolella	323
O'Connell	324
Pillori	325
Picut	326
Palma	327
Capasso	328
Scheschuk	329
Trainor	333
DeAngelis	335

DORY

Scalora	300
Defreitas	301
Schafer	302
Spence	303
Rohlf	304
Van Varick	305
DUTCHMANS	
Trim Ventures	268
MacMahon	269
Pangia	276
Duelks	289
DeCongelio, Jr.	305
Reska	308
D'anna	309
Levantino	312
Haber	321
Veniero	324
HELM	
Campagnoli	191
Aniello	192
Meek/Belick	195
Jennings	196
Sheldon	199
Cauceglia	200
Burns	203
Cranston	204
Ball	207
Vassallo	208
Scura, Jr.	211
Glory	212
Cross	215
Pontoriero	216
Kent	220
Biviano	224
Schwarz	228

KETCH

Barrish	191
Fine	199
Martins	203
Ford	207
Chillemi	211
Tekin	215
Ramundo	219
Zamora	223
Brennan	227
PERIAGUA	
Mayo	287
Kuenzle	291
Prestifilippo	198
POINTE	
Karmazin	199
Doherty	202
Zazzali	203
Haber	207
Bisignano	215
Ottaviano	220
SCHOONER	
Braunstein	300
Bisignano	301
Thakker	305
Barone	309
SLOOP	
Greenberg	301
Riccitelli	302
Appio	305
Tullo	306
Salzarulo	307

TIDE POND

Rocci	300
Andersen	302
Mucci, Jr.	304
Pochinski	306
Scheibelhoffer, MD	312
Mansfield	316
Monica	317
Lambie	323
Daniels/O'Neil	324
Valvano	325
Silverstein	327
Beucler, Jr.	329
Davino	330
Pedicine	331
Bruno	333
Findura	335
Curcio	353
VALHALLA	
Jennings J.	195
Komoroski	199
Madonia	202
Kurylo	203
Colantuono	206
Eichholz	207
Kender	210
Caprio	211
Fine	214
Dougherty	215
Rosenfarb	218
Serafini	219
Robustelli	222
Winters	226
WHERRY	
Rozema	286
Kotopoulos	288
Wildridge/Klurman	289