

# Newsletter-Winter 2023

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>

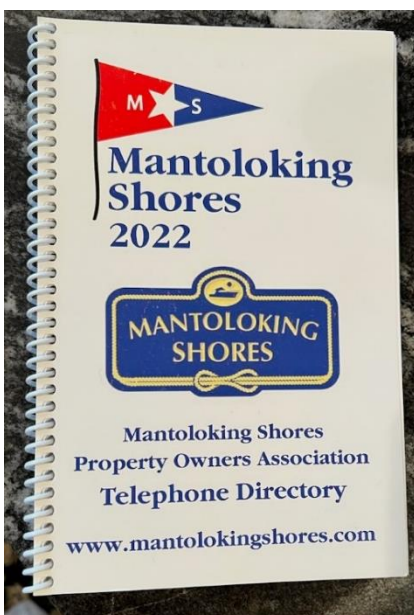
Dear Neighbors:

Mantoloking Shores Property Owners Association extends a warm welcome to 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 &amp; Souzi Kasanyar</i>
<i>Buccaneer</i>	<i>Frank &amp; Anne Kraljic</i>
<i>Tide Pond</i>	<i>Edmund &amp; Donna Pedicine</i>
<i>Tide Pond</i>	<i>David Daniels</i>
<i>Periagua</i>	<i>James &amp; Katherine Lynch</i>
<i>Dory</i>	<i>Paul &amp; Carla Pence</i>



## Directory

Tom Palma still has copies of the latest MS Directory. He has been checking off on a list everyone who has picked up a copy. 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 2023 dues) the directory is free. If not, or you want an extra copy, then there is a charge of \$10 each. Tom can be reached at 908-303-4716.

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**Coming Soon: Recycling Schedule Tags** to avoid confusion as to when to place recycling cans out for pick up, the association will again create this schedule. These tags easily attach to the handle of your recycling can with zip ties.. Stay tuned for how to get your tags



**Bulk, Metal and Brush Collection:** Public Works offers on-demand collection of brush, metal and bulk items. You must call 732-451-4060 to schedule a collection.

Tree trimmings, hedge clippings and similar materials must be cut to a length not to exceed 4 feet and must 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 is \$75 (95 gallon) and must be paid in person in the Township Building Dept. The can will be delivered to your home. Please call 732-451-4060 to inquire about the availability of automated garbage cans.

## WHAT DOES THE BOARD DO AND HOW IS THE MSPOA 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 owned by MSPOA including landscaping and bulkhead repair/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 individuals to retrieve Trash 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.
- Hold 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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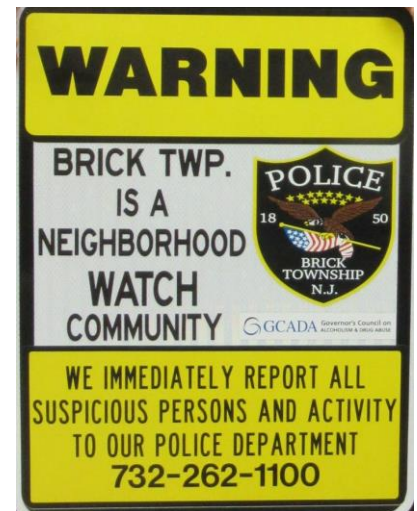
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## Friendly Reminder to all MSPOA residents:

We wanted to let the Community know that efforts have been made to build and improve our relationship with the Brick P.D., while attempting to deter criminals and reduce crime. The Neighborhood Watch group, led by Officer Victoria Finelli, has been working with other local neighborhood associations to educate the community about crime in the area, and how to prevent or reduce victimization. By working together, we can build pride in our community as well. Board member, Dr. Gina Robertiello is leading the effort.

You can protect your home with locks and ring doorbells and remember to be on alert for suspicious persons or cars and shut your garage doors at all times when you are not near them. Another great suggestion is to hide your key fobs. These are all "target hardening" techniques-meaning they make you less likely to be a target. It's all about preventing crime before it happens. To be clear, this is not about vigilante justice or "taking matters" into our own hands-we just need to be smart and aware.

Law enforcement must be left up to the police, but we can be extra eyes and ears since they cannot be everywhere. Officer Finelli provides a monthly Newsletter with updates on crime in our neighborhood, patrol tactics, and press releases. Information on how criminals choose their target locations, and some techniques they use, is also covered. Contact information and statistics are provided as well. If you are interested in receiving more information, as well as the Monthly Newsletter, please reach out to Gina Robertiello at [robertiellog@felician.edu](mailto:robertiellog@felician.edu) with your name, shore address, phone number and best contact email. She will forward that information to Officer Finelli to include you on the distribution list. Joining costs nothing but can save lots of money, time and aggravation-if we can prevent a victimization before it happens.



If you have already responded to the email you do not need to send it out again. Your name has already been added to the list. Even if you do not want to receive emails, you will receive the benefits and services of the Brick P.D. For example, patrols have increased, and a "Neighborhood Watch Community" sign has been installed on Bay and Tide Pond. Another will be installed on Barkentine since that is half-way between the other two locations. Hopefully, these signs will serve as a warning and deterrent to would-be criminals looking for an easy victim.

The Brick Township Police Department is reminding residents to secure their homes and vehicles.

- Ensure each night your homes are locked including garage door, gates and windows.
- Lock your vehicle and remove valuable belongings including key fobs, cellphones, purses, wallets, mail and garage door openers.
- Keep your house well-lit, particularly around entrances. Add extra lighting with motion sensors around entrances and dark corners of your home.
- If possible, consider getting a security system. There are many varieties currently on the market. If you have a system in place, always keep it activated.
- Photograph your valuables in their locations around your home and make a list of make, model, serial numbers.
- Consider purchasing surveillance cameras including video doorbells. This aids police in identifying individuals involved in criminal activity.
- If your home is equipped with a video doorbell, check to make sure it detects all motion including front door and driveway.
- Notify neighbors and The Brick Township Police Department when going on vacation or away for an extended period of time.
- Report any suspicious vehicles or individuals immediately to the police. DO NOT confront these individuals but provide a description and location last seen to police.

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## BRICK TOWNSHIP POLICE



December 2022

### 5 Ways to Protect Mail & Packages



Don't leave packages unattended for any length of time.



Won't be home?

Use the Hold for Pickup® option at USPS.com



Leaving town?

Use the request Hold Mail services at USPS.com



Customize delivery by using USPS.com and your tracking number.



Use USPS special services like Signature Confirmation™ or Registered Mail.™



### November Crime Statistics

- Burglaries– 2
- Frauds– 13
- Car Accidents-208
- Arrests– 81
- Vehicle break-ins– 2

### Theft Crime Prevention Tips

- At home or out while shopping, do not leave valuables in your vehicle: If you are unable to remove packages, put them in your trunk where they can't be visible.
- Do not leave purses/ cell phones/ wallets exposed for easy theft.
- Do not keep expensive items visible through windows of your home.
- Be alert– If you see something, say something! Call 911 or 732-262-1100 to report suspicious activity.
- Lock your cars and residences at all times even when you are home.
- If you see suspicious cars/people in your neighborhood, call the police!
- To schedule a neighborhood watch meeting in your community, please call 732-262-1158



# MEMBERSHIP

## Membership report from Tom Palma

- In 2022, 236 homeowners (76%) of Mantoloking Shores contributed to the Mantoloking Shores Property Owners Association and participated in the upkeep of our community.
- Aside from insurance costs, post office box rental and zoom meeting subscription, every penny of dues money goes into maintaining & beautifying the neighborhood.
- To save time/money we have switched to all email contact. The mail merge program used allows to personally address and include personal database info. It also tells when an email has been opened. (Only 75% of the last email campaign were opened.). Suggest that all include my email ([tompalma7@gmail.com](mailto:tompalma7@gmail.com)) in your contacts to avoid emails going to spam.
- Newsletters are distributed twice annually. In the Summer volume, homeowners that have joined (and paid dues) to the HOA (ordered by street, by alphabet) are listed. If you would like to join your neighbors in supporting the maintenance of our neighborhood **and be included in that list**, and have not sent in a check, then write a \$200 check to MSPOA, mailed to MSPOA, PO Box 25, Mantoloking, NJ 08738.



## 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	<a href="mailto:appiopaul@gmail.com">appiopaul@gmail.com</a>
Louis Carlucci	Vice President	2023	2026	Bay	908-344-3011	<a href="mailto:Impk@aol.com">Impk@aol.com</a>
Maria Ferguson	Secretary	2023	2026	Buccaneer	732-501-5274	<a href="mailto:MarialynnFerguson@gmail.com">MarialynnFerguson@gmail.com</a>
Richard Lang	Trustee	2023	2025	Buccaneer	973 558-0997	<a href="mailto:Rtlang945@comcast.net">Rtlang945@comcast.net</a>
Debbie Nappi	Trustee	2023	2024	Barkentine	973-945-2848	<a href="mailto:dnappi@saxllp.com">dnappi@saxllp.com</a>
Jean O'Connell	Treasurer and Acting President	2024 2023	N/A	Cutter	908-432-6570	<a href="mailto:jeanocx3@gmail.com">jeanocx3@gmail.com</a>
Thomas Palma	Membership	2023	N/A	Cutter	908-303-4716	<a href="mailto:tompalma7@gmail.com">tompalma7@gmail.com</a>
Gina Robertiello	Trustee	2025	2025	Bay	201-738-1779	<a href="mailto:RobertielloG@felician.edu">RobertielloG@felician.edu</a>

\*Running for a term to expire



## Minutes from the last Annual Meeting

1. The annual Mantoloking Shores Property Owners Associated meeting commenced at 10:00 am on Saturday 6/25/22 at Sacred Heart Church Auditorium, as arranged by Vince Brennen.
  1. Special thanks to Vince his wife Joy and Marylyn Varick for their exceptional assistance during meeting setup, registration and especially during the voting/ballot process.
  2. There were 79 MSPOA members in attendance
2. Board members in attendance:
  1. Paul Appio, Trustee
  2. Vince Brennen, Trustee
  3. Lou Carlucci, Vice President
  4. Patrick Daniello, Trustee
  5. Maria Ferguson, Secretary
  6. Jean O'Connell, Treasurer
  7. Tom Palma, Membership
  8. Gina Robertiello, Trustee
3. Board members introduced themselves, after which Vince Brennen introduced Brick Township Mayor Ducey, Administrator JoAnne Bergin and Police Chief James Riccio.
4. **The Township team lead by Mayor Ducey advised:**
  1. Demolition of birthday cake house is scheduled to occur this fall
  2. Speed bump request for Dutchman's Point requires ALL homeowners in the immediate area to agree that a speed hump is needed. Form can be found online if the Dutchman's point specific association wants to pursue. Township officials note that it is very difficult to get ALL homeowners to agree on speed bumps and when they do most want them removed shortly after installation due to noise emanating from crossing vehicles. It was subsequently decided that the separate Dutchman's Point Homeowners Associate would address this if it is to move forward.
  3. Garbage
    1. Regarding request for additional (2<sup>nd</sup> per week) garbage pick up during peak season. DPW would need to request an additional truck to implement a 2<sup>nd</sup> pickup each week during peak season, which would be implemented across all of Brick. This would require town council to approve a capital expenditure which is unlikely to pass, according to the Mayor.
    2. Alternately, homeowners could purchase a 2<sup>nd</sup> garbage can.
    3. Regarding dangerous situation seen each Saturday during peak season, with homeowners dragging garbage cans across Route 35S. Mayor Ducey indicated that large items (non regular garbage) may be left at homeowners curb and DPW will pick up on their regular rounds (no need to call) each week.
  4. A suggestion was made by a homeowner to have the same trucks that sit by the firehouse to instead go up and down our streets each Saturday during peak season. The mayor stated that the trucks sitting at the Police Outpost are not equipped to drive around to pick up trash. Trucks with an electric arm is necessary.
  5. New Senior Center is being built by movie theater
  6. Brick beaches are free to veterans and seniors
  7. Budgeted funds for beach erosion in 2022 were not used.
  8. Farmers Markets are held each Saturday during the summer months at Windward Beach
  9. Traders Cove holds live concerts each Wednesday in August

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10. Regarding houses that remain under construction for prolonged periods.

1. Follow up with Dan Newman, Construction Official, DNewman@twp.brick.nj.us 732-262-1030

11. Police Chief James Riccio indicated

1. Popup (social media) parties are a concern and are being watched closely
2. Luxury Car Thefts are a serious statewide problem. 7500 car stolen YTD as of the meeting.
3. To keep from becoming a car theft victim, lock your cars and keep key fobs secure. Inform your guest too!
4. Patrols are scheduled on the barrier island 21 hours per day, extra patrols on holiday weekends.
5. Air BnB/VRBO issues need to be reported to code enforcement or Police.

1. Minimum of 1-week rentals are allowed on Brick's barrier island. Report rentals of less than 1 week to Code Enforcement.
2. Keeping of the peace issues need to be reported to Brick Police while occurring

6. Neighborhood watch concept was introduced and board member Gina R volunteered to coordinate this effort for MSPOA

5. **2019 MSPOA Annual minutes** were sent to the membership in advance to save time.

1. No meeting was held in 2020 or 2021 due to COVID.
2. Patrick Daniello moved to approve 2019 minutes as written, 2<sup>nd</sup> by Lou Carlucci

6. **Membership**, Tom Palma noted:

1. 75% of homeowners are paid members of the association
2. Directories were distributed to paid members
3. Many thanks to Tom Palma who coordinated the printing of the 2022 directories.
4. Thanks to Matilda Palma for her assistance distributing the new directories

7. Treasurer Jean O'Connell reviewed the financial status of the association. See attached.

8. Thank you to Jean who was also responsible for the **recycling schedule** tags that are designed to attached to your recycle cans

9. Vince Brennan encouraged members to volunteer for open board positions.

10. Votes were tabulated by the team. Below are the results of that election:

Name	Position	ELECTED to a term that expires
Paul Appio	Trustee	2025
Vincent Brennan	President	2023
Lou Carlucci	Vice President	2024
Patrick Daniello	Trustee	2024
Maria Ferguson	Secretary	2023
Gina Robertiello	Trustee	2025
Name	Position	Unexpired term goes to:
Jean O'Connell	Treasurer	2024
Tom Palma	Membership	2023

11. Lou Carlucci motioned to **adjourn** the meeting at 11:17 am, which was 2<sup>nd</sup> by Tom Palma

This annual meeting was deemed a huge success in bringing together the association's homeowners (many new residents attended for the first time). We had not assembled for 3 years due to COVID precautions and restrictions. This was in a new, very suitable venue with a smoothly run election topped with refreshments and drinks for all to enjoy and feel at home. Thanks to Vince Brennan for a well-run meeting!

*Minutes prepared by Maria Ferguson, MSPOA Secretary*



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## Presented by Jean O'Connell, Treasurer

### MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION BUDGET VS ACTUAL THROUGH 12/31/22

	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
<b>REVENUE</b>			
Dues - 225 Memberships	\$45,000	\$47,200	(\$2,200)
Interest	\$12	\$7	\$5
<b>TOTAL INCOME</b>	<b>\$45,012</b>	<b>\$47,207</b>	<b>(\$2,195)</b>
<b>EXPENSES</b>			
<b>Business</b>			
Insurance - Liability and D & O	\$20,150	\$22,919	(\$2,769)
Property Taxes	\$125	\$126	(\$1)
NJ State Business Filings	\$30	\$31	(\$1)
	\$20,305	23076	(\$2,771)
<b>Maintenance &amp; Repairs</b>			
Center Is, Rte 35 & Lagoon Ends Landscaping	\$13,657	\$8,795	\$4,862
Property Upkeep - Trash Cans	\$2,500	\$3,050	(\$550)
Decorations - Flags and Signage	\$500	\$156	\$344
	\$16,657	\$12,001	\$4,656
Accounting/Legal	\$350		\$350
<b>General &amp; Administrative</b>			
Recognitions	\$100	\$75	\$25
P.O. Box Rental	\$95	\$100	(\$5)
Donations - Barnaget Bay & Firehouse	\$200		\$200
Internet/Website	\$198	\$160	\$38
Annual Meeting	\$350	\$388	(\$38)
Office Supplies		\$88	(\$88)
Printing - Newsletter	\$150	\$32	\$118
Printing - Directory	\$3,500	\$3,589	(\$89)
Postage	\$55	\$11	\$44
	\$4,648	\$4,443	\$205
Utilities			
Water	\$4,000	\$5,222	(\$1,222)
Electric	\$75	\$78	(\$3)
	\$4,075	\$5,300	(\$1,225)
<b>TOTAL EXPENSES</b>	<b>\$46,035</b>	<b>\$44,820</b>	<b>\$1,215</b>
<b>INCREASE/DECREASE IN NET ASSETS</b>	<b>(\$1,023)</b>	<b>\$2,387</b>	

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## Mantoloking Shores Property Owners Association

### Balance Sheet

As of December 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Business Advantage Chk	5,366.28
Business Investment Acct	56,824.67
<b>Total Bank Accounts</b>	<b>\$62,190.95</b>
Other Current Assets	
Uncategorized Asset	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$62,190.95</b>
Other Assets	
Prepaid Expenses	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$62,190.95</b>
<b>LIABILITIES AND EQUITY</b>	
Total Liabilities	
Equity	
Opening Balance Equity	28,633.82
Retained Earnings	31,170.75
Net Income	2,386.38
<b>Total Equity</b>	<b>\$62,190.95</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$62,190.95</b>

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## Mantoloking Shores Property Owners Association

### Profit and Loss

January - December 2022

	TOTAL
Income	
Membership Dues	47,200.00
<b>Total Income</b>	<b>\$47,200.00</b>
<b>GROSS PROFIT</b>	<b>\$47,200.00</b>
Expenses	
Computer and Internet	159.83
Insurance	22,918.70
Meals & Entertainment	77.74
NJ State Filing Fees	30.50
Office Supplies & Software	88.02
Other Business Expenses	0.00
Hall Rental	310.00
<b>Total Other Business Expenses</b>	<b>310.00</b>
P.O. Box Rental	100.00
Postage	11.31
Printing and Reproduction	3,620.69
Recognitions	75.00
Repairs & Maintenance	0.00
Landscaping	8,795.32
Street Decorations	156.44
Trash Can Placement	3,050.00
<b>Total Repairs &amp; Maintenance</b>	<b>12,001.76</b>
Taxes & Licenses	126.36
Utilities	0.00
Electric	78.29
Water	5,222.26
<b>Total Utilities</b>	<b>5,300.55</b>
<b>Total Expenses</b>	<b>\$44,820.46</b>
<b>NET OPERATING INCOME</b>	<b>\$2,379.54</b>
Other Income	
Interest Earned	6.84
<b>Total Other Income</b>	<b>\$6.84</b>
<b>NET OTHER INCOME</b>	<b>\$6.84</b>
<b>NET INCOME</b>	<b>\$2,386.38</b>