

Newsletter-Winter 2024

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



Website: <https://www.msloanj.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
309 Bay	Kevin Kelly & Karen Castellano Smith
303 Brigantine	Vincent & Jillian Chisari
195 Helm	Grace Meek
349 Tide Pond	Frank & Eileen Ferarri
311 Barkentine	Jon & Kristin Racich



Save the Date

MSPOA

Annual Meeting

Saturday June 29th 2024

Sacred Heart Church Auditorium, Bay Head.

Newsletter-Winter 2024

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



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



MSPOA Membership report from Tom Palma

- In 2023, 225 homeowners (73%) of Mantoloking Shores contributed to the Mantoloking Shores Property Owners Association and participated in the upkeep of our community.
- 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. Suggest that all homeowners include Tom's email (tompalma7@gmail.com) in your contacts to avoid emails going to spam.



• Newsletters are distributed twice annually. In the Summer volume, homeowners that have 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 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.



Coming in May: The association will again create recycling schedule tags that easily attach to the handle of your recycling can with zip ties.

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.

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 sometimes available for purchase. The cost of an automated garbage or recycling can is \$75 (95 gallon) and needs to be paid in person in the Township Building Dept. The can will be delivered to your home. Call 732-451-4060 to inquire about the availability of automated garbage cans.



Friendly Reminder: 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 lagoons where we swim and make a mess in our neighborhood. Please be a responsible homeowner and pet owner and clean up dog waste. Your neighbors will appreciate it.



WHAT DOES THE BOARD DO? 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 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. Note: On recycling weeks, both cans are retrieved on Tuesdays.
- 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
- 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.

Newsletter-Winter 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>



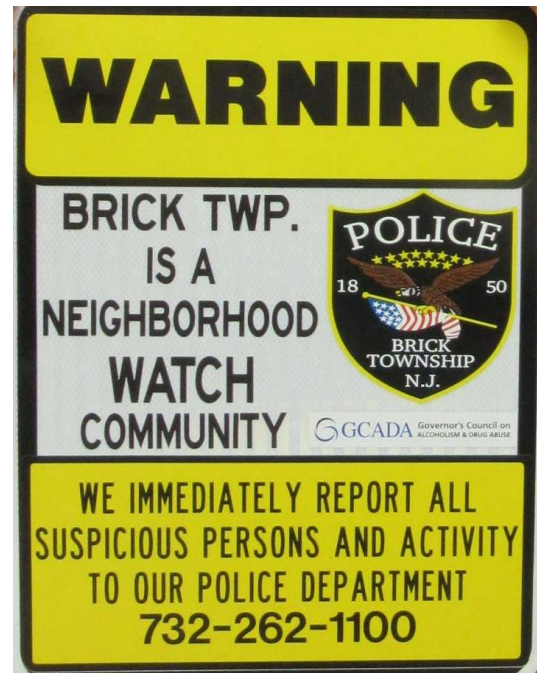
Hello MSPOA Members. If you are interested in receiving updates, information and newsletters from Officer Victoria Finelli from the Brick Police Department, you can join our Neighborhood Watch Group Database by contacting Dr. Gina Robertiello at robertiellog@felician.edu. Officer Finelli sends us information about crime in the neighborhood and offers great suggestions and advice on how to stay safe.

As we know, Toms River and Jackson recently had home break-ins and motor vehicle thefts in their towns. The MSPOA is advised to keep their doors/ windows locked. Please remove key fobs from vehicles and remain vigilant. Also, it is important to note that the Brick PD will do vacant house checks. If someone will be away for an extended period of time, they offer checks to make sure the residence is secure. This is something that may benefit some residents who are away for a while and want a little peace of mind. If you are interested in this, there is a form to fill out (it can be emailed), and it can be sent into the Brick PD or directly to Officer Finelli.

Vacant Home Check form: <https://www.brickpd.com/forms/>

Also, residents might want to buy a Faraday bag or box (they can be purchased on Amazon). This box is meant to block electromagnetic signals from criminals attempting to gain access into a vehicle without physically having the key fob. The box prevents them from being able to clone the transmitter/ radio signal from the key fob. This is just an extra layer of protection from criminals to protect your property. The Brick PD also reminds residents not to put keys near the front door (as the signals can be easily transmitted). There are some good YouTube videos that show how signals are transmitted.

Most victims in Brick are typically those who have left key fobs inside their vehicles, and on a couple occasions criminals have entered unlocked home in order to retrieve the key fob/ personal items. Thus: Be Vigilant, Be Proactive and Be Smart!



Article Submitted by MSPOA Board Member Dr. Gina Robertiello



The American Flag: Rules for Displaying It On Your Flagpole

Are there rules for displaying the American flag? Yes; the American Legion outlined the [National Flag Code](#) as a set of customary rules for displaying the American flag in 1923. These rules became law during World War II forming what is now called the [United State Flag Code](#). These rules cover all kinds of situations but the main governing principle is that our flag is one of the most

visible and important symbols of our country and should be treated with respect.

What time can the American flag be displayed? The flag code states that it is the “universal custom to display the flag only from sunrise to sunset”. However, it also states that “when a patriotic effect is desired the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness”. So, yes you can leave your flag up, just make sure it’s properly lit at night. If you decide to raise and lower the flag each day, the code states the American flag should be raised briskly and lowered slowly and ceremoniously.

When should the American flag be displayed? The American flag should be displayed every day. However, the flag code emphasizes the following days specifically: New Year's Day, Inauguration Day, Martin Luther King Jr.'s birthday, Lincoln's Birthday, Washington's Birthday, National Vietnam War Veterans Day, Easter Sunday, Mother's Day, Armed Forces Day, Memorial Day (half-staff until noon), Flag Day, Father's Day, Independence Day, National Korean War Veterans Armistice Day, Labor Day, Constitution Day, Columbus Day, Navy Day, Veterans Day, Thanksgiving Day, Christmas Day, and such other days as may be proclaimed by the President of the United States; the birthdays of States (date of admission); and on State holidays.

Can I be prevented from displaying the American flag? In 2006 the [Freedom to Display the American Flag Act of 2005](#) officially became law. This law basically says that no condo board, housing co-op, or residential real estate management group can restrict a person's right to display the American flag on their own residential property as long as the flag is displayed in accordance to the flag code.

Newsletter-Winter 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>

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	lpk@aol.com
Bill Diana	Trustee	2024	Bay	201-788-3317	Bill.Diana@marshmma.com
Maria Ferguson	Secretary	2026	Buccaneer	732-501-5274	MarieLynnFerguson@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



Minutes from the last Annual Meeting

1. The **annual Mantoloking Shores Property Owners Associated meeting** commenced at 10:00 am on Saturday 6/24/23 at Sacred Heart Church Auditorium in Bay Head.
 1. There were 45 MSPOA members in attendance. Poor weather was considered a factor in the low turnout.
 2. Thanks to Matilda Palma for signing in members and handling ballots.
 3. Thanks to Debbie N, Lou C and Jean O for refreshments.
2. **2022 MSPOA Annual minutes** were sent to the membership in advance to save time.
 1. Robert Paz moved to approve 2022 minutes as written, 2nd by Lou Carlucci
3. **Board members** in attendance introduced themselves:
 1. Paul Appio, Trustee
 2. Lou Carlucci, Vice President
 3. Richard Lange, Trustee
 4. Maria Ferguson, Secretary
 5. Debbie Nappi, Trustee
 6. Jean O'Connell, Treasurer
 7. Tom Palma, Membership
 8. Gina Robertiello, Trustee

4. Brick Township team lead by **JoAnne Bergin, township Administrator** advised:
 1. Short Term rental change? 7 day Barrier island exclusion was built into the 30-day rental requirement in Brick due to barrier island homeowners' opposition to the 30 day requirement.
 1. If Mantoloking Shores desires a separate exclusion, we'd need to get all 310 homeowners to sign a petition, after which it would be required to be brought to reading at two town council meetings before being adopted into law.
 2. We have zero chance that we could get all 310 to respond, let alone agree.
 2. Code Enforcement Officials are available on Saturdays when many violations occur and should be contacted during the day for violations. Violations of light and noise pollution outside of the hours should be brought to the Police attention to address.
 1. Air BnB/VRBO issues need to be reported to code enforcement or Police as they occur.
 2. Complaints have decreased significantly in the past year.
 3. Brick Beaches are now open 9:30-5:30
 1. Seniors (65+), Veterans, Active military are free with proof.
 4. Trader's Cove Free concert series will be held again, each Wednesday in August, weather permitting. Great oldies music, bring chairs.
 5. Beach replenishment was scheduled for 2023 from Bay Head to Tom's River beaches (including Brick), but the process was challenged which will delay implementation.
 6. Farmers Markets are held each Saturday during the summer months at Windward Beach
 7. Fire Department is fully volunteer. Lou Carlucci indicated that both Mantoloking and Brick respond to fire calls in MS.
 8. Ambulance and EMS services are connected to the Police response teams.
 1. An ambulance will be stationed within the barrier island Fire Station building from 7/1-Labor Day from 9am-6pm
 2. Police respond immediately (3-5 minutes) to assess severity of the situation. "Alert and conscious" are indicators that slower response is acceptable.
 3. Ambulance on the island will expedite response time during the summer months.
 9. Gas company is doing work on some of our streets, followed by patches for now. Final paving will be done in September to avoid summer traffic/parking on these streets.
 10. Cell tower finalization is delayed due to permitting process. Cell tower company wants to get this done as quickly as possible.

5. **Police Lt Catalina** indicated:
 1. 11K calls were received YTD in Brick
 2. Summer months increase in Police presence include:
 1. EMS on island coverage from 7/1- Labor Day 9am-6pm
 2. Special Officers 3pm-2am
 3. 13 Crossing guards

Newsletter-Winter 2024

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



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



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

4. Marine unit
 5. Bike patrols
-
3. Youth curfew at 10pm (under 18) is in effect. Police are following "aps" that facilitate large crowds gathering quickly.
 4. Car Thefts are down, attributed to people removing their key fobs from vehicles and turning on the feature where mirrors fold in when the car is locked.
 5. Speeding was requested to be curtailed on Tide Pond, Barkentine and Bay Lane
-
6. **Construction Official, Dan Newman** indicated:
 1. He had investigated the 3 "problem" homes that were brought to his attention, in advance of the meeting.
 2. Construction process is dictated at the state level, not Brick township.
 3. Construction permit extensions (at the state level) have been repeatedly granted (2009, 2012, 2014, 2016, 2020) which stops the clock on permits. Restarts whenever work restarts.
 4. New construction has different codes than refurbish of existing structures.
 5. Property Maintenance Board had scheduled demolition for Sloop property, but that was stopped as soon as they again begun construction.
 7. **Membership**, Tom Palma noted:
 1. 217 paid member YTD of our 225 goal.
 2. If you have not received MS emails recently or your email address has changed, notify Tom Palma who maintains the contact list. TomPalma7@gmail.com
 8. **Treasurer Jean O'Connell** reviewed the **financial status** of the association. See attached.
 9. **Recycling tags** were placed in everyone's mailbox Memorial Day weekend.
 1. Extra Recycling tags are available.
 2. Contact Jean O'Connell if you'd like one. 908-432-6570 jeanocx3@gmail.com
 10. Gina Robertiello talked briefly regarding the **neighborhood watch** program of which we participate.
 1. Signs have been erected.
 2. If you want to get on the email list of neighborhood watch updates, provide your name, MS address, phone and email address to Gina, who will communicate same to Officer Finelli who is in charge of this program. Send your info to robertiellog@felician.edu
 3. Target halting techniques are the best deterrent to the crime experienced.
 1. Lock car, remove key fobs
 2. Do not leave the garage door open if all are in the backyard.
 11. Appropriate **dog curbing** continues to be a problem in our community, where people are either not picking up after their dog or are placing filled poop bag on the curb. Neither is acceptable. Best action to be taken:
 1. Remind your neighbor gently that the state law requires picking up after your dog
 2. Photograph the offence in action and call the police.
 3. Lenny Rocci asked to reach out to other neighboring homeowners associations to remind them of dog curbing and landscape damage. If he (or anyone) can supply contact information, the board can pursue it.
 12. Rick Lange provided an update on **Landscaping** this year:
 1. Spring cleanup was completed by Memorial day (1st time in years)
 2. Garbage cans continue to be retrieved weekly.
 3. Dead shrubs/trees that were removed earlier in the year, will be replaced shortly.
 4. Van indicated that the association paid for a meter along the north end of the center island, but it does not appear to be functioning as those plants (planted by gas company) are not healthy.
 5. Unburied soaker hoses will be reburied in the next two weeks.
 13. Lou Carlucci announced that there is an **open board position**, and the board is seeking interested homeowners that are text and email savvy. Send qualifications, including length of MS ownership and reason to join the board, to Secretary: MariaLynnFerguson@gmail.com
 14. **Votes** were tabulated by the team. Below are the results of that election:

Name	Position	ELECTED to a term that expires
Maria Ferguson	Secretary	2026
Rick Lange	Trustee	2025
Debbie Nappi	Trustee	2024
Tom Palma	Membership	2026
 15. Gina Robertiello motioned to **adjourn** the meeting at 11:27 am, which was 2nd by Tom Palma

Minutes prepared by Maria Ferguson, MSPOA Secretary

Newsletter-Winter 2024

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



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



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



Presented by Jean O'Connell, Treasurer

Mantoloking Shores Property Owners Association

Balance Sheet
As of January 3, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Business Advantage Chk	5,782.17
Business Investment Acct	61,831.84
Total Bank Accounts	\$67,614.01
Other Current Assets	
Uncategorized Asset	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$67,614.01
Other Assets	
Prepaid Expenses	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$67,614.01
LIABILITIES AND EQUITY	
Total Liabilities	
Equity	
Opening Balance Equity	28,633.82
Retained Earnings	38,980.19
Net Income	
Total Equity	\$67,614.01
TOTAL LIABILITIES AND EQUITY	\$67,614.01

Newsletter-Winter 2024

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



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



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

MANTOLOKING SHORES PROPERTY OWNERS

THRU 12/31/2023

REVENUE	BUDGET	ACTUAL	DIFFERENCE
Dues - 228 Memberships	\$45,600	\$45,000	\$600
Interest	<u>\$6</u>	<u>\$7</u>	<u>\$1</u>
TOTAL INCOME	\$45,606	\$45,007	\$599
EXPENSES			
Business			
Insurance - Liability and D & O	\$22,990	\$23,111	(\$121)
Property Taxes	\$130	\$127	\$3
NJ State Business Filings	<u>\$32</u>	<u>31</u>	<u>\$1</u>
	\$23,152	\$23,269	(\$117)
Maintenance & Repairs			
Center Is, Rte 35 & Lagoon Ends Landscaping	\$9,500	\$10,078	(\$578)
Property Upkeep - Trash Cans	\$3,120	\$3,320	(\$200)
Decorations - Flags and Signage	<u>\$651</u>	<u>\$651</u>	<u>\$0</u>
	\$13,271	\$14,049	(\$778)
Accounting/Legal	\$350	\$960	(\$610)
General & Administrative			
Recognitions	\$100		\$100
P.O. Box Rental	\$100	\$114	(\$14)
Donations - Barnaget Bay & Firehouse	\$200	\$100	\$100
Internet/Website	\$160	\$160	\$0
Annual Meeting	\$390	\$467	(\$77)
Printing/Supplies - Newsletter	\$150		\$150
Postage	<u>\$25</u>	<u>\$17</u>	<u>\$8</u>
	\$1,125	\$858	\$267
Utilities			
Water	\$4,200	\$1,041	\$3,159
Electric	<u>\$85</u>	<u>\$39</u>	<u>\$46</u>
	\$4,285	\$1,080	\$3,205
TOTAL EXPENSES	\$42,183	\$40,216	\$1,967
INCREASE/DECREASE IN NET ASSETS	\$3,423	\$4,791	

Newsletter-Winter 2024

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



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



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

MANTOLOKING SHORES PROPERTY OWNERS ASSOC ANNUAL BUDGET 2024

REVENUE	BUDGET
Dues - 228 Memberships	\$45,600
Interest	<u>\$6</u>
TOTAL INCOME	\$45,606
EXPENSES	
Business	
Insurance - Liability and D & O	\$24,266
Property Taxes	\$130
NJ State Business Filings	<u>\$32</u>
	\$24,428
Maintenance & Repairs	
Center Is, Rte 35 & Lagoon Ends Landscaping	\$12,000
Property Upkeep - Trash Cans	\$3,400
Decorations - Flags and Signage	<u>\$300</u>
	\$15,700
Accounting/Legal	\$850
General & Administrative	
Recognitions	\$100
P.O. Box Rental	\$115
Donations - Barnaget Bay & Firehouse	\$200
Internet/Website	\$160
Annual Meeting	\$390
Printing/Supplies - Newsletter	\$75
Postage	\$25
Bulkhead	<u>\$28,000</u>
	\$29,065
Utilities	
Water	\$3,200
Electric	<u>\$75</u>
	\$3,275
TOTAL EXPENSES	\$73,318
INCREASE/DECREASE IN NET ASSETS	(\$27,712)