

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.
 1. 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
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4. Brick Township team lead by **JoAnne Bergin, township Administrator** advised:
 1. Short Term rental change? Seven-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
 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