

Mantoloking Shores Newsletter–May 2022

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 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. Mantoloking Shores was a development planned in the 1950s by Albert Larrabee and Ramon LeCompton. In 1960, early homeowners started the MSPOA which was incorporated as a non-profit corporation. We hope all families of Mantoloking Shores enjoy the Newsletter, fresh air, sunshine, water and the relaxed lifestyle that is available not only in the summer but throughout the year.



New Mantoloking Shores Property Owners

<i>Delphine & P Scotier</i>	<i>Barkentine</i>
<i>Michael & Andrea Magner</i>	<i>Barkentine</i>
<i>Donald Koscheka & Margaret Fox</i>	<i>Bay</i>
<i>Sandra Ewen</i>	<i>Bay</i>
<i>Anthony & Lucy Masherelli</i>	<i>Brigantine</i>
<i>Lawrence & Kristin Pucillo</i>	<i>Brigantine</i>
<i>Howard & Elizabeth Sadowsky</i>	<i>Buccaneer</i>
<i>Stephen & Mary Hunt</i>	<i>Cove</i>
<i>Vin & Jamie Compagnoli</i>	<i>Helm</i>
<i>Patrick & Cheryl Glory</i>	<i>Helm</i>
<i>Jim and Kim Herrigel</i>	<i>Point</i>
<i>Christophe & Lucy DeStafano</i>	<i>Schooner</i>
<i>Michael Schaeffer & Patricia McElderry</i>	<i>Tide Pond</i>
<i>Robert Charles</i>	<i>Valhalla</i>

Annual Meeting Saturday 6/25/22

After a two year hiatus, an in-person meeting will resume this year! The building where our meetings were held is no longer available, forcing us to change venues this year. Meeting will be held at **Sacred Heart Church Auditorium in Bay Head** (behind the church bldg).

- Coffee/pastries will be available at 9:30 am
- Meeting starts at 10 am.
- Brick Township Officials including the Mayor, Engineer and Police Chief are expected to be in attendance.
- Voting in of the board to serve in the next few years will also occur.

Meet your board and township officials and get to understand how they support our community

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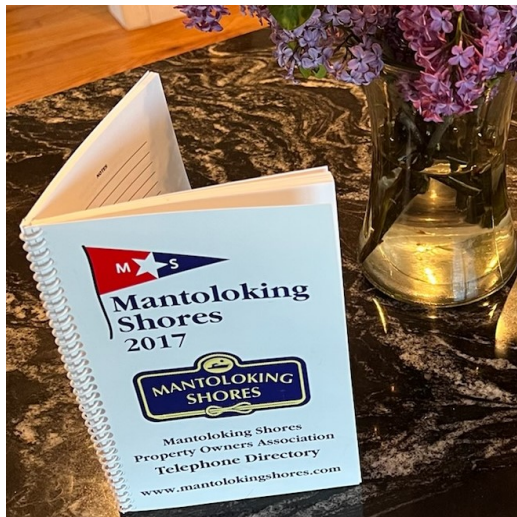


Recycling Schedule Tags

To avoid any confusion as to when to place your recycling cans out for pick up the association has created this schedule. These tags will easily attach to the handle of your recycling can with zip ties. We only have recycling pickup EVERY OTHER WEEK. Please place tags on your recycling can to help keep our neighborhood on the correct schedule. Tags will be distributed along with zip ties over the Memorial Day weekend. Please email Jean O'Connell if you need more than one schedule @jeanocx3@gmail.com



Coming Soon



A directory of homeowners is published periodically by the Association. Since we've had more home sales in the past two years than experienced in the past 10 years our community members have changed significantly. Directories include info from all homeowners who have authorized same and provide info. Dues-paying members get a copy free. I am planning to give out some at the June meeting. The rest from my house at specified times. Stay tuned...

Tom Palma, Membership



What does the Association do with Dues?

- Upkeep/Landscaping of Association property:
 - Flagpole island between 35N and 35S near Bay Ln
 - 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 that unify our community.
- 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.
 - Recycling Schedule Tags
- Hold annual meetings to:
 - Review happenings 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
 - ...and other issues that may need membership's approval.
- Periodically Publish Directory of homeowners
- Maintains Website and Facebook page
- Send informational Email communication when something is happening 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.

Facebook Group:
Mantoloking Shores Property Owners Association Group.

This is a public Facebook page for homeowners by homeowners.
It is not operated by the MSPOA board.



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All about the board

Name	Board Position	Current Term Expires	*Running for a term to expire	MS Street	Phone	Email
Paul Appio	Trustee	2022	2025	Sloop	732-295-4743	appiopaul@gmail.com
Vincent Brennan	President	2023	2023	Ketch	732-475-6611	VincentBrennan@optonline.net
Louis Carlucci	Vice President	2022	2024	Bay	908-344-3011	Impk@aol.com
Patrick Daniello	Trustee	2022	2024	Dutchman Point	201-663-2155	patrick.daniello@hotmail.com
Open	Trustee	2022	2025			YourEmailHere.com
Maria Ferguson	Secretary	2022	2023	Buccaneer	732-501-5274	MariaLynnFerguson@gmail.com
Jean O'Connell	Treasurer	2024	Not applicable	Cutter	908-432-6570	jeanocx3@gmail.com
Thomas Palma	Membership	2023	Not applicable	Cutter	908-303-4716	Tpalma@yahoo.com
Gina Robertiello	Trustee	2022	2025	Bay	201-738-1779	RobertielloG@felician.edu

*Running for a term to expire

*Due to COVID, we have not held an annual meeting (or elections) since 2019. According to our bylaws, board members may be appointed, when there is an opening. Those appointed serve a term that expires at the next annual meeting, at which time they may elect to run for reelection.

Subsequently, we have 6 board member terms expiring this year (3 elected & 3 appointed). To stagger future term expiration, each candidate has selected to run for a 1, 2 or 3 year term, as noted above.

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BOARD NOMINATIONS

[Paul Appio](#)

Trustee 3 year term: 2022-2025

Paul Appio – and wife Barbara have been residents of Mantoloking Shores for the past 44 years, with the last ten years as year-round residents. The couple has three grown children, and recently became proud Grandparents of a baby girl. Paul is a well-known figure in the community as he takes his daily strolls through the neighborhood and stops to speak to with old and new members of our neighborhood. He is fondly referred to as the “Mayor” with a wide circle of friends and acquaintances in Mantoloking Shores. Paul has been a Senior Sales Representative for the last 29 years for Allied Beverages, the largest liquor wholesale distributor in the State of NJ. Prior to joining Allied Beverages, Paul and his Father bought a retail liquor store. Upon graduation from Don Bosco Technical School, Paul attended Mortician School and took courses at several colleges. He joined the Marine Corps in 1966. In his six enlisted years in the Corps, Paul advanced to the rank of Sergeant. Following his years of military service, he attended and graduated from the American Academy McAlister

Institute in NYC. Upon graduating from this entity, he took and passed the National and State of NY examination and became a Licensed Mortician for approximately a year and a half, and then entered the retail liquor business. After several years in retail, he joined Allied Beverages.

[Vincent Brennan](#)

President 1 year term: 2022-2023.

Vince Brennan- Vince and his wife Joy have been residents of Mantoloking Shores for 33 years. With the sale of their home in Harrington Park, NJ in 2017, they made their new home on Ketch Road their primary residence. Their original home was destroyed by "Super Storm Sandy". They have three children and six grandchildren who spend a lot of time with them during the summer months. Vince has been a member of the Board of the MSPOA for 15 years where he served fourteen of those years as Secretary and Chairman of the Selection Committee. He retired from Korn Ferry International in 2009 after 26 years of service as a Senior Client Partner. Prior to joining Korn Ferry in 1983, he co-founded his own Executive Recruiting firm and four years later merged his client relationships into Korn Ferry. Vince's earlier career experience included nine plus years with KPMG where he became a Partner in that firm's Consulting Division. After graduating from Saint

Peter's University, he taught at Ridgefield Memorial High School and was Assistant Basketball Coach. After four-and one-half years, he left teaching and joined Pfizer Laboratories as a Professional Sales Representative. He holds an MA and MBA from Fairleigh Dickinson University.

[Lou Carlucci](#)

Vice President 2 year term: 2022-2024

Louis Carlucci – Lou and wife Marybeth, along with their two children, have owned their home in Mantoloking Shores for over 25 years. Lou is a graduate of Duquesne University and a Vice President at Boston Coach Corporation, the world's largest chauffeured transportation firm, where he has worked for the past 26 years. He and Marybeth have two grown children who are graduates of Georgetown and Villanova University and employed at major corporations in NYC. Lou has been involved in a variety of community service activities including 9 years on the Bernards Township Board of Education, serving three years as President. In addition, he has served for two years on the Bernards Township Board of Adjustment and two years as a member of the Township Planning Board. Currently, Lou is a volunteer member of the Liberty Corner Fire Company and, since 2014, has also volunteered as a firefighter with the Mantoloking Fire Company, which assists in providing coverage to our community.

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Patrick A Daniello

Trustee 2 year term: 2022-2024

Patrick, wife Christine, and their five children, have been summer residents of the Jersey Shore since 2005, and Mantoloking Shores since 2014. Patrick earned a BS in Finance from Lehigh University and an MBA from Fordham's Gabelli Graduate School of Business. Patrick is a member of the Board of Directors of Bergen Catholic High School, a well-known boys private college prep school in Bergen County. Patrick was with J.P. Morgan for 32 years as Global Head of Restructuring and Special Asset Management, with his last position as Chief Risk Officer in the Consumer Bank. Patrick is now advising asset managers, hedge funds, and private credit funds on their portfolios with restructuring related matters. In his leisure time, Patrick coaches sports teams with his kids, enjoys boating, beach time, carpentry, and reading. The Daneillo's winter residence is in Upper Saddle River, NJ.

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

Gina, husband Peter (and their three children), bought their second home on Bay Lane in 2020. She grew up in Montville, NJ, which is still her primary residence. She received her B.S. in Administration of Justice from Rutgers University (New Brunswick, 1991), and her M.A. (1993) and Ph.D. (2000) from Rutgers University (School of

Criminal Justice, Newark). She is a textbook and manuscript reviewer, a member of several advisory and editorial boards, and a volunteer for many organizations, especially those that support her Italian heritage. She has administrative experience with organizing fundraisers for the Tisch Foundation for their yearly Golf Outing, and for the Fairfield, N.J. UNICO. She also is a member of the Mantoloking Shores Beach Association. Dr. Robertiello is a Full Professor in the Department of Criminal Justice at Felician University in Lodi, N.J. She has authored more than thirty publications and has presented papers at local and national conferences. She has written three books, *Police and Citizen Perceptions of Police Power*, *The Use and Abuse of Police Power in America*, and *Sexual Harassment and Misconduct*. Dr. Robertiello has been teaching full time for over 25 years, has been involved in the development of new programs, new majors and classes, and has been a Department Chair.



MSPOA Board finds itself short one Trustee. If you'd like consideration by the nomination committee, send summary of qualifications/talents and why you'd like to serve to the MSPOA Secretary:

MarialynnFerguson@gmail.com



Treasurer's Report

Presented by Jean O'Connell, Treasurer

Mantoloking Shores Property Owners Association

Balance Sheet Comparison

As of December 31, 2021

	TOTAL
	AS OF DEC 31, 2021
ASSETS	
Current Assets	
Bank Accounts	
Business Advantage Chk	2,986.74
Business Investment Acct	56,817.83
Total Bank Accounts	\$59,804.57
Other Current Assets	
Uncategorized Asset	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$59,804.57
Other Assets	
Prepaid Expenses	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$59,804.57
LIABILITIES AND EQUITY	
Total Liabilities	
Equity	
Opening Balance Equity	28,633.82

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Profit and Loss Comparison

January - December 2021

	TOTAL
	JAN - DEC 2021
Income	
Membership Dues	45,200.00
Total Income	\$45,200.00
GROSS PROFIT	\$45,200.00
Expenses	
Bank Charges & Fees	0.00
Charitable Contributions	200.00
Computer and Internet	28.00
Dues & subscriptions	159.83
Insurance	20,503.15
NJ State Filing Fees	30.50
Office Supplies & Software	7.83
Other Business Expenses	0.00
Accounting Program	0.00
Total Other Business Expenses	0.00
P.O. Box Rental	92.00
Postage	55.00
Printing and Reproduction	143.00
Recognitions	0.00
Repairs & Maintenance	0.00
Landscaping	22,206.74
Street Decorations	12.18
Trash Can Placement	2,465.00
Total Repairs & Maintenance	24,663.82
Taxes & Licenses	123.82
Utilities	150.00
Electric	49.10
Water	4,436.24
Total Utilities	4,635.34
Total Expenses	\$49,652.66



Membership report from Tom Palma

- At the present time we have 69% (214) of the Mantoloking Shores homeowners that have contributed to the Mantoloking Shores Property Owners Association.
- Aside from insurance costs, post office box rental and minimal mailing costs, every penny of dues money goes into maintaining/beautifying the neighborhood.
- To save time/money we've 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) in your contacts to avoid emails going to spam.
- Another newsletter will be going out in later this year. In it I will list all those who have joined (and paid dues) to the HOA (ordered by street, by alphabet). 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.

Landscape Update

This is expected to be a quiet year landscape wise, as the plantings have all been significantly updated in the past two years, bringing our community up to the high standards our homeowners expect. Landscaping will revert to the usual "maintenance" executed each year.

There are no known bulkhead replacements expected/needed in the near future.

Patrick Daniello & Paul Appio, MSPOA Trustees



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 (who work on Saturdays) and/or 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.