

Mantoloking Shores *Spring Newsletter–May 2019*

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 very 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 you and all the families of MSPOA enjoy the Newsletter, fresh air, sunshine, water, and the relaxed lifestyle that is available not only in the summer, but throughout the year as well.

New Homeowners in 2019

Richard & Helene Banca	312 Barkentine Lane
Michael and Lynn Biviano	224 Helm Road
Karleen Burns	203 Helm Road
Henry & Karen Cauceglia	200 Helm Road
John & Diane Ciravolo	307 Brigantine Lane
Michael & Sarah Colantuono	206 Valhalla Drive
Barbara Berger, Suzanne & James Dealy	319 Barkentine Lane
James & Ariana DeLucia	330 Bay Lane
Richard Jim & Mark Dubiak	323 Barkentine Lane
John and Cynthia Fratnyek	330 Cove Lane



2019 Annual Meeting

- **Sunday, June 30, 2019**
- DOVER-BRICK FIRST AID BUILDING Rt 35 South @ 2nd Avenue, Normandy Beach.
- 9:00 am Coffee and donuts will be served.
- 9:30 Meeting begins
- Come learn what your Association is doing to improve your community, meet your neighbors, participate, voice your opinions and here what is happening in our community.
- Special guests will include the Mayor of Brick Township, John Ducey and the Business Administrator.

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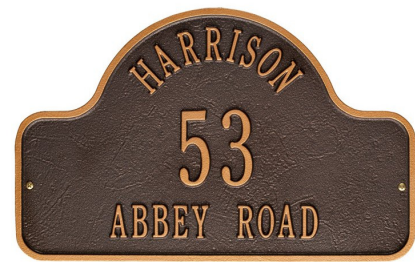


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What does the Association do with your dues?

- Upkeep of Association property:
 - Flagpole island between 35N and 35S
 - Lagoon ends, including landscaping and bulkhead repair/replacement
 - Cleanup of streets and storm drains
 - Property along 35S from above Bay Lane to Tide Pond Road
 - Street entrance signs to unify our community
- Hires someone to put the garbage and recycling cans back each week after township collection. This service is provided to protect property owners from being seen as possible targets for people looking for homes that are not occupied.
- Maintains liability insurance for the property that we own and for the members of the Board to protect them as volunteers and to protect the Association's treasury.
- We also try to protect the integrity of the Community by supporting legitimate land uses within the Community.
- Hold annual meeting 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.
- Publish Directory of homeowners every 3-5 years
- Maintains Website
- Information Email communication when something is happening in/around our community

Reminder: Brick Township has requested that each waterfront homeowner put their house number and street name **at the rear of their homes** so that in the event of an emergency if a watercraft was dispatched to your residence, they could locate your house. Here is a link to one option:
<https://wayfair.com/Old-Century-Forge-Lexy-Wall-3-Line-Arch-Address-Plaque-2935-WHP2627.html>



facebook

We have our very own Facebook group? Because it is "unofficial" (not affiliated with the board) members can post things like beautiful sunsets, beach scenes, items for sale or services wanted, questions about the community, good experiences with contractors, events, etc. Fun and functional, it's people reaching out to other people within our community!

Visit Facebook: *Mantoloking Shores Property Owners Association Group*



Bulkhead Update *submitted by Lou Carlucci*

The existing wooden bulkhead off Ketch Road between Sloop and Schooner needs replacement. The board solicited bids from four licensed local contractors who have previously replaced bulkheads in our area. Due to the proximity of small trees and other plantings that have been the work of both the Association – and the adjoining neighbors, the proposal that will provide the least disruption to the surrounding area is from Atlantic Lifts, Dock & Bulkhead Co. Their proposal includes the use of nine helical augers instead of the “deadman” solution that the other bidders have all offered. In order not



to inconvenience any of the neighbors on Sloop or Schooner – and since there is no immediate need for either cosmetic or safety concerns - we will advise Atlantic that the work should begin only after Labor Day and should be completed no longer than 45 days after that date.

Landscape Update *submitted by Jean O'Connell*

As was reported above the bulkhead between Schooner and Sloop is collapsing and is scheduled for replacement in Fall 2019. The company chosen for the job will protect the existing landscaping at that location. The board has committed to the following landscape projects this year:

Lagoon Ends and Center Island replacement of dead plants	\$4,000
Center Island tree replacement and new plantings	\$5,000
Center Island irrigation expansion	\$1,500
Bay La, Ketch and Cutter street borders	\$1,000
Rte 35 Clean-up 4x this season	\$2,000
New street sign to face Rte 35 North	\$1,000
New updated plantings under street signs	\$1,000
Total:	\$15,500



The Board Members

First	Last	Position	**Exec Committee ?	Term Expires	MS Address	Email	Phone
Paul	Appio	Trustee		*2022	305 Sloop	PBArc117@yahoo.com	973-563-6072
Vincent	Brennan	Secretary	Yes	2020	227 Ketch	VincentBrennan@optonline.net	732-475-6611
Lou	Carlucci	VP	Yes	*2022	325 Bay	Lou.Carlucci@davelbostoncoach.com	908-313-9917
Patrick	Daniello	Trustee		*2022	284 Dutchmans	Patrick.daniello@hotmail.com	201-663-2155
Maria	Ferguson	Trustee	Yes	*2022	200 Buccaneer	MariaLynnFerguson@gmail.com	732-501-5274
Jean	O'Connell	Treasurer		2021	324 Cutter	JeanOcx3@gmail.com	908-432-6570
Thomas	Palma	Membership	Yes	2020	327 Cutter	TPalma@yahoo.com	908-303-4716
Hank	Patterson	Trustee		2021	310 Bay	HankPat714@gmail.com	201-317-9277
Dominick	Saccente	Trustee		2021	303 Bay	DJSaccente@verizon.net	732-295-3183
HL Van	Varick	Past President	Yes	His Choice	305 Dory	HLV1@comcast.com	732-899-7829
*contingent on election/reelection this June				*	<i>Special Thanks to non-board member Michael Zamora who assisted the nominating committee this year.</i>		

**After many years of distinguished service Van stepped down as Association President after completing his last term which ended in 2018. Since then no one has been compelled to fill this position, therefore the position has been temporarily filled by committee.



Nominations for open Board Positions

This year's nominating committee was chaired by Vince Brennan and assisted by non-board member, Michael Zamora. Here are the candidates:

Paul Appio

Trustee 3 year term: 2019-2022

Paul Appio and wife Barbara have been residents of Mantoloking Shores for 44 years with the last 10 years as year-round residents. They have three grown children, two daughters and a son. Recently they became proud grandparents of a baby girl. Paul is a well-known figure in our community as he takes his daily strolls through the neighborhood and stops to speak with old and new members of our community. To many of us, 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 29 years for Allied Beverages, the largest liquor wholesale distributor in the state of N.J. Prior to joining Allied, he and his father bought a retail liquor store in Pompton Lakes which they operated and added a delicatessen to it in the building they owned. When the store became too difficult for his father to operate, they sold it and Paul joined Allied Beverages.

Upon graduation from Don Bosco Technical School, Paul attended mortician school. He joined the Marine Corp in 1966 and in his 6 years in the Corp advanced to the rank of Sergeant. Following his years of military service, he graduated from American Academy McAlister Institute and passed the national and state of New York examination tests to become a licensed mortician. He was a mortician for about a year before changing careers to retailing and selling liquor for the largest wholesale distributor in the state.

Lou Carlucci

**Renewing term as Vice President
3 year term: 2019-2022**

Louis and wife Mary Beth, 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 25+ years. Prior to that, he was employed for 19 years by the Ocean Shipping Firm, Sea-Land Service, where he had several domestic postings before spending 10 years in management

positions in the Middle East and Europe. He and Mary Beth have two grown children who are graduates of Villanova University.

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. He also volunteers since 2014 as a Firefighter with the Mantoloking Fire Company, which assists in providing coverage to our community.

Patrick Daniello

Trustee 3 year term: 2019-2022

Pat and wife Christine Daniello have been residents of Mantoloking Shores since 2014. They have five children with two in college, three in grammar school. Pat earned a BS in Finance from Lehigh University and an MBA from Fordham's Gabelli Graduate School of Business. He is a Member of the Board of Directors of Bergen Catholic, a well-known boys Prep School in Bergen County. Pat's brother Gerry and wife Kate are also owners on Dutchman's Point.

Pat's experience on the Board of a non-profit corporation will add value to his role as a Trustee of the MSPOA, a non-profit entity. Currently, he is Chairman of the Advancement Committee at this institution, the fund-raising arm of the high school that provides deserving students with tuition assistance. Additionally, the committee he Chairs focuses on how to raise and fund the school's important expenditures necessary for it to remain competitive.

Following Pat's graduation from Lehigh University, he joined J.P. Morgan Chase in the bank's Middle Market Corporate Credit Group. During that period of time, he earned his MBA in International Finance in graduate school program of Fordham University. Pat has worked in senior management positions of increasing responsibilities throughout his 32 years with J.P. Morgan Chase. In 2003, he was transferred to London and promoted to Global Head of EMEA and Pacific Markets. The next upwardly mobile position he held was returning to the US in 2007 and becoming Global Head of Wholesale Special Credits for the next nine years. His final position was Chief Risk Officer of

Consumer and Community Bank Wholesale Businesses. In this last position with the bank, he was Chief Risk Officer for all Wholesale businesses including: Business Auto Finance, Chase Merchant Services and Business Banking. He had managerial responsibility for 450 people nationwide accountable for lending billions to businesses of Community Banks and Consumer Organizations.

For enjoyment and relaxation, Pat coaches' various sports in which his children participate. Additionally, he enjoys boating, carpentry, the ocean and reading. Pat and Christine's winter residence is in Upper Saddle River, N.J. Living abroad as they did for four years was a worthwhile experience for the entire family. He and Christine have been happily married for 25 years.

Maria Ferguson

**Renewing term as Trustee
3 year term: 2019-2022**

Maria and husband, Bob have been residents of Mantoloking Shores since 2013. Together they have 3 sons and a daughter, all grown. Maria's career has spanned 25+ years with Philips Lighting and as VP of Cherry Book Pet Supplies. For the last 14 years, she has functioned as VP for Ferguson Associates, a 3rd party physical distribution business founded by husband Bob in 1981. Per Maria, her expertise is "organizing chaos" and is computer savvy, especially database integrity.

Maria and Bob are boating enthusiasts and have owned boats all their lives, including a 47' motor yacht, but have downsized to a runabout. They love animals and currently have a rescued dog and two rescued cats. Maria spent 10+ years on two different Church Vestries and ran their Thrift Shop for her for three years, doubling its revenue to \$40K in the first year. She has been active in maintaining a database of her husband's High School Class and has co-chaired two Reunions. They live in East Brunswick and spend all free time at Mantoloking Shores, including most weekends and holidays. Maria has served on our board for the past 3 years as a Trustee.

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Membership Secretary **Tom Palma** is again given accolades for steadily increasing membership each year since our community was devastated by Super Storm Sand ni 2012/ We 225 paid members YTD. Great work Tom

PAID MEMBERS MSPOA 2019

BARKENTINE	BAY	BUCCANEER	CUTTER	HELM	SCHOONER	VALHALLA
Abate	Guido	Barbieri	O'Neill	Aniello	Bisignano	Dougherty
Bacchetta	Jennings	Bulanowski	Oswald	Ball	Dunphy	Eichholz
Banca	Kretschmer	Cacciabeve	Palma	Boviano	Howarth	Fine
Berger/Deady	Krull	Femia	Palmer	Burns	Thakker	Fischer
Cupoli	Madoff	Ferguson	Picut	Cauceglia	SLOOP	Kender
D'Anna	Manoocheri	Forlenza	Pillori	Cranston	Appio	Komoroski
Debiak/Zym	Martin	Howarth	Piskadlo, Jr.	Cross	Greenberg	Kurylo
DeFillipo	Miller	Kolb	Quinn	Frayman	Salzarulo	Madonia
DiChiara	Minervino	Martins	Rinaldi	Jennings	Severini	Robustelli
Drake	Mongno	Masuelli	Russomanno	Kent	Tullo	Serafini
Hale	Plenzo	Taylor	Scheschuk	Pontoriero	TIDE POND	Winters
Heiberger	Pucillo	COVE	Smith	Schwarz	Andersen	WHERRY
Kelly	Santosuosso	Aduabato	Strollo	Scura, Jr.	Beucler, Jr.	Netta
Paolella	Scalera	Calamari LLC	Trainor	Sheldon	Bruno	Rozema
Paz	Schaafsma	Child	Veniero	Vassallo	Davino	Sampson
Polcari	Scholz	Child	Vitti	KETCH	Fenelon	Wildridge/Klurman
Purpura/Damante	Spamer	Costello	Williams/Schunke	Barrish	Findura	
Recchia	Spamer	DeFazio	Yaccarino	Brennan	Lambie	
Salamone	BRIGANTINE	Falzon	DORY	Chillemi	Lorenzo	
Schneider	Ambrosino	Hamecs	Berkowitz	Fine	Mansfield	
Sponzilli	Avalo	Lorenzo	Rohllf	Ford	Mucci, Jr.	
Whiting	Battaglino	Marozzi	Scalora	Ramundo	Pochinski	
BAY	Batten	O'Brien	Schafer	Tekin	Scheibelhoffer	
340 Bay Ln LLC	Burke	Postighone	Van Varick	Vogelzang	Schwal/Mansfield	
Annese	Ciravolo	Santillan	DUTCHMANS	Zamora	Valvano	
Bond, Jr.	DiMaria	Varano	Cochran	PERIAGUA		
Boniface	Finn	Woods	D'anna	Kuenzle		
Brennan Trust	Gingher	Acquaviva	Daniello	Mayo		
Bubnis	Jenco	CUTTER	DeCongelio, Jr.	Peirce Family Trust		
Callagee	Kaimer	Allocco	Duelks	POINTE		
Carlucci	Lawlor	Banic	Levantino	Bisignano		
Centanni	Maldonado	Capasso	MacMahon	Campolattaro		
Decker	Melesurgo	Cervino	Methfessel	Deitrich		
Doby	Richardson	DeAngelis	Pangia	Karmazin		
Dowling	Sarajian	Dell'Ermo	Polidori	Normandy Bay LLC		
Faistl	Smith, Julie	Diamond	Reska	Ottaviano		
Gilbert III	Saxer	Fecho	Roberti	Parisi		
Giordano - Brennan	Tuohy	Lizza	Sheridan	Prestifilippo		
Granowitz	Zwier	Mezzatesta	Standish Family Trust	Zazzali		
		O'Connell				

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Balance Sheet as of March 31, 2019

ASSETS	Total
Current Assets	
Bank Accounts	
Business Advantage Chk - 3724 (3724)	30,061.50
Business Investment Acct - 8780 (8780)	61,787.35
Total Bank Accounts	\$91,848.85
Other Current Assets	
Uncategorized Asset	500.00
Total Other Current Assets	\$ 500.00
Total Current Assets	\$92,348.85
TOTAL ASSETS	\$92,348.85
LIABILITIES AND EQUITY	
Total Liabilities	
Equity	
Opening Balance Equity	28,633.82
Retained Earnings	33,377.58
Net Income	30,337.45
Total Equity	\$92,348.85
TOTAL LIABILITIES AND EQUITY	\$92,348.85

Profit and Loss

Income	Total
Membership Dues	\$31,000.00
Total Income	\$31,000.00
Gross Profit	\$31,000.00
Expenses	
Computer and Internet	
Insurance	-\$105.00
Office Supplies & Software	\$100.70
Postage	\$30.00
Repairs & Maintenance	\$0.00
Landscaping	\$80.00
Trash Can Placement	\$520.00
Total Repairs & Maintenance	\$625.70
Taxes & Licenses	\$30.16
Utilities	\$0.00
Electric	\$9.50
Total Utilities	\$9.50
Total Expenses	\$665.36
Net Operating Income	\$30,334.64
Other Income	
Interest Earned	\$2.81
Total Other Income	\$2.81
Net Other Income	\$2.81
Net Income	\$30,337.45

Jean O'Connell, Treasurer

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2019 PROPOSED BUDGET

REVENUE	BUDGET	TOTAL
Dues - 240 Memberships	\$48,000	
Interest	\$12	
	Subtotal	\$48,012
EXPENSES		
Business		
Insurance - Liability and D & O	\$5,900	
Property Taxes	\$117	
NJ State Business Filings	\$25	
	Subtotal	\$6,042
Maintenance & Repairs		
Center Island, Rte 35 & Lagoon Ends Landscaping	\$14,500	Note 1
Property Upkeep - Trash Cans	\$2,400	
Decorations - Flags and Signage	\$1,250	Note 2
		\$18,150
Legal & Professional	\$350	
	Subtotal	\$350
General & Administrative		
Recognitions	\$100	
P.O. Box Rental	\$90	
Donations - Barnegat Bay & Firehouse	\$200	
Internet/Website	\$120	
Annual Meeting	\$250	
Printing - Newsletter	\$275	
Postage	\$150	
	Subtotal	\$1,185
Utilities		
Water	\$3,200	Note 3
Electric	\$100	
	Subtotal	\$3,300
Other Expense		
Bulkhead Repair - Schooner/Sloop	\$28,000	Note 4
	Subtotal	\$28,000
	Grand Total:	\$57,027
INCREASE/DECREASE IN NET ASSETS		(\$9,015)

Note 1: Plant replacement, Rte 35 Clean-up, shore-up boarders, Center Island remodel

Note 2: New association sign for Rte 35 North

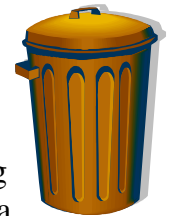
Note 3: NJ American water neglected to invoice the association last summer so we will have past due amounts TBD

Note 4: Bulkhead repair scheduled for the Fall 2019

Jean O'Connell, Treasurer



- Garbage is picked up once a week on Monday unless it is a holiday; then it is picked up on Tuesday



- Recycling is picked up on alternating Tuesdays unless Monday or Tuesday is a holiday; then recycling is picked up on Wednesday. May 28th would have been the next pick up Tuesday, but since May 27th is a holiday, recycling will be on May 29th and alternated Tuesday's after that. **Do NOT place plastic garbage bags in recycling!**
- Brick provides GARBAGE and RECYCLING placement at the Police substation parking lot (south of Used to Be's) **EVERY SATURDAY** during summer months
- Ocean County's 24 Hour, seven day a week hot line for everything you wanted to know about the county's recycling program is available. Call 1-800-55-RECYCLE.
 - The Town will not pick up leaves, branches or other discarded foliage if it is left at the curb in plastic bags. This type of refuse **MUST** be put in approved paper bags.
 - You can call the Town's Public Works (732-451-4060) to see when they will be picking up this type of refuse and heavy metal items since they only do it twice a month. *Please* do not just leave it on the curb as it could stay there for several weeks.
- **CONSTRUCTION MATERIAL WILL NOT BE PICKED UP.** If there is construction material in your trash container, the Town will not empty it. The garbage trucks are equipped with cameras; when the can is raised and before it is dumped into the truck, the driver can see what is in the can.
- MSPOA hires someone to put the trash & recycling receptacles back by the houses for containers that remain on the street, the day after the recycling has been picked up. This is done as a safety measure so that would-be burglars have less of a chance to figure out what properties are not occupied. We provide this service to everyone in the Community.

