

**BERKELEY SHORES HOMEOWNERS CIVIC ASSOCIATION
MINUTES
QUARTERLY MEMBERSHIP MEETING MARCH 22, 2013**

Call to Order at Bayville Recreation Center by President Fred Bekiarian at 7:00 PM.

Members of Executive Board in Attendance:

Fred Bekiarian, Bob Nunn, Bob Mandracchia, Lucille Pavolic, Jerry Coppola, Geoffrey Martis, Nancy Wieme, William Grochowicz

Members Not in Attendance:

Ken Gerb, Garry Tepper, Jack Stranford

Salute to our Flag and Moment of Silence for our Service Men and Women.

Welcome Members, Fred Bekiarian.

Fred Bekiarian - Treasury:

Our treasury to date has \$16,615.00 with a Membership Drive planned for April 2013.

Jerry Coppola - Social Committee:

Our Holiday/Christmas Party to be discussed at a future date.

Current thoughts and suggestions for future social events are as follows:

1. A four or five day trip to Canada using Morano Tours.
2. A trip to Washington, DC using Morano Tours.
3. Members with suggestions contact Jerry Coppola.

Fred Bekiarian - Board Nominations:

Nominations for Executive Board are being accepted for the coming two years.

Nomination and Volunteer Forms available for all members interested in running

for office. Election will be held at our General Annual Breakfast Meeting on June 22, 2013.

Bob Mandracchia - Executive Board Nominations:

1. Our main focus is to seek out members who are interested in serving our organization.
2. With 1,100 homes in Berkeley Shores and over 600 members, the workload can no longer be the burden of the Executive Board alone.
3. We are looking for members who are willing to participate either on the Executive Board and/or as volunteers on our various committees.
4. This past year has had devastating effects on our community, and our President Fred Bekarian and our Past President Bill Grochowicz are to be commended for all they have done, but it is unfair to continue to ask one person take on such a major undertaking.
5. With the need for a new president, it is our proposal that the person elected to the presidency should not have the burden of the entire organization on his/her shoulders.

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The new president should be the person who will only oversee the chairperson of the various committees and coordinate their efforts. The new president will be responsible for making the agenda and to preside at our Board and Membership Meetings.

6. It will be the responsibility of the chairperson and the members of each committee to attend to the business of each committee and report back to the president, the Executive Board and the membership. They will be in complete charge of overseeing that the duties of their respective committees are accomplished.
7. Understand our concerns for finding members who are willing to lend a hand. This is our community, and our organization. Consider joining us. I have forms available for those interested, and please remember:
"If we all pitch in a little, we can collectively accomplish a lot."

Bob Nunn - Berkeley Shores Waterfront Market:

- The actual & perceived risk factors of waterfront ownership have increased which cannot have a positive impact on value.
- Market value had to have changed, some minus and a some pluse.
- The market place will set value of your property.
- Items that DO NOT effect market value are; what you paid, what you need to get, what you would like to get, what the cost to rebuild is today, what other homes are on the market for.
- Items that DO AFFECT the value of your home have changed post Sandy; buyers perception of the Berkeley Shores Area, perception of living on the water, your Flood Zone, X500 to A or V insurance, how well your home faired during event, did you get ALL the permits for the work performed, have your neighbors fixed their homes?
- If you are thinking of selling, know the market. www.berkeleyshores.org.
- Look at eyes through critical eyes of buyer.
- In 2012, 47 Waterfront homes sold in Bayville.
- Post Sandy four homes with average price of \$331,875 sold.
- NJ home prices increased for the first time in two years-reported February 15, 2013. Source of information Jeffrey G. Otteau, Otteau Valuation Group, Inc./OTTEAU.com.

Fred Bekarian - General Information:

1. New brochures are complete and ready for distribution to all nonmembers.
2. A new Berkeley Shores Homeowners Sign to be installed on Bayview Avenue south of Good Luck Point.
3. In comparison to Glen Cove and Good Luck Point, Berkeley Shores damage was not as devastating.

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James Byrnes -Council President and 1st Ward Representative:

1. Township is coordinating with Corp of Engineers to implement dredging of inlet.
2. Some homes will not be built due to their location.
3. Central Regional High School students planted dune grass at South Seaside Park.

Robin Young, Township Representative Guest Speaker:

Offered advice to membership regarding damage after Super-storm Sandy.

1. Get rid of mole spores.
2. Warm weather will increase mole spore growth.
3. Airflow necessary to avoid increased mole.
4. Only use professional contractors.
5. No permits needed for minor repairs.
6. Permits from township are free.
7. Time frame of four years available to elevate property.

United States Coast Guard Auxiliary Flotilla 7-11 - Dennis Narehood:

1. The Intercoastal Waterway is open, but boaters should navigate with caution.
2. Getting to the Waterway is dangerous as there are a number of propane tanks, grills, cars and many other forms of debris.
3. The debris will be cleared out after surveys of the damage are completed.

Bill Grochowicz - General Information:

1. In order to find elevation of your property look in closing papers.
2. Contact Rejean LaLiberte, Construction Office Inspector & Flood Mitigation at 732-244-0660 x 212 for property elevation information.

Motion to adjourn meeting by Fred Bekiarian, Second Nancy Wieme.

Adjournment: 9:30 PM

**Lucille Pavolic, Secretary
Berkeley Shores Homeowners Civic Association**

Date Approved: April, 7, 2013

Prepared Sunday, April 7, 13