

Mantoloking Shores

Summer Newsletter – July 2011

SPECIAL EDITION



Official Publication of Mantoloking Shores Property Owners Association
PO Box 25, Mantoloking, NJ 08738 www.mantolokingshores.com

Dear Homeowners,

The new Board thought that we should reinstitute the Newsletter to keep you informed about what is happening in the Community; what is happening in Brick that you may not be aware of; and what your Board is trying to do to make Mantoloking Shores a better place to live.

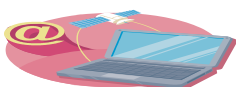
This initial Special Newsletter is being mailed to all homeowners. Going forward, the Newsletters will be issued in January and May as they were in the past. These Newsletters starting in January 2012 will be posted to the website with an e-mail sent to all those we have e-mail addresses for to notify them that the Newsletter is posted. For those dues paying members, who do not have computer access, we will mail a hard copy to them. To get a hard copy, please send us a note requesting it to the above address.

To support our members, who are trying to sell their homes at the Shores, the Association will post the address and contact information for your property on its website. All we ask is that you notify us when you sell and give us the buyer's information. Owners ONLY, please no brokers.

Also, for those who are wondering why I have agreed to come back into the presidency, Betty Ann Fuller, the past president has sold her house and has moved out of the Community. Since the Board did not have much notice of Betty Ann's decision to sell, they asked me if I would step in on an interim basis until someone could step up and assume the president's position.

For years, we have had difficulty attracting owners to serve on the Board, but in the last couple of years we have been fortunate to attract a very good group of owners willing to give back to the Community by giving their time and energy to helping to maintain and improve our Association. Please give them your support and thanks for their dedicated and unpaid service.

H. L. Van Varick
President
hlv1@comcast.net



**PLEASE CHECK THE WEBSITE PERIODICALLY
FOR IMPORTANT MESSAGES!**

***** DEDICATION OF STREETS *****

For those, who were not able to attend the Annual Meeting, the issue of dedicating the streets was brought up again. So I would like to take a few paragraphs here to review the issue since I'm sure others still have some questions about it also.

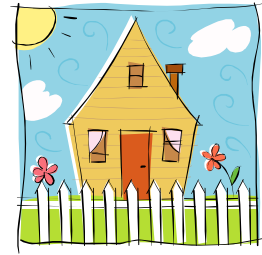
The Township originally scheduled the paving of the streets for the spring of 2008. They have paved the streets in the past and never brought up the fact that there was a problem with them paving our private streets. In January of 2008, Brick notified the Association that they could not pave the streets because they were private. They did tell us that if we agreed to dedicate them to the Township, that they would be able to do the paving. They also told us that they needed an answer by the end of February or they would not be able to do the job under the contract they had signed. The members were asked to vote on the dedication and the members overwhelmingly agreed to dedicate the streets.

Technically, the Mantoloking Shores Property Owners Association owns the streets. We pay real estate taxes on the streets and we insure the streets. What we have never done is restrict the use of the streets ... we have always allowed free access; this goes back to the 1960s. In non-legal terms in order to be able to enforce any ownership rights, you need to be able to show that you exerted your rights as owner. The way to do this is to close the streets for a day once a year. Locally, you may have noticed that Ocean Heights closes their streets one day a year to demonstrate their ownership. In New York City, you may have noticed or been aware that the street in Rockefeller Center next to the skating rink is closed for a day each year to maintain the owner's rights to that private street.

The main reason to own the streets in our Community would be to restrict parking. Since we have never exerted our ownership, we have realistically turned them into a public right of way. The deal that the Association made with Brick, as part of dedicating the streets, was to get them paved by the Township, and an agreement from the Township that they would pass an ordinance that would allow the Association to restrict parking if we deemed it appropriate.

The streets have been paved, but the Township has not presented the Association with a resolution to restrict parking; therefore, the streets are still owned by the Association at this point. We assume that they will eventually get around to approving the ordinance to give us rights in determining the parking and, at that time the deed to the streets, which is being held in escrow, will be released and the dedication will be complete.

**WELCOME TO OUR
NEW NEIGHBORS**



The Mantoloking Shores Property Owners Association extends a warm welcome to all new residents of our Community. The Association is very proud of our area and pledges to continue to work to maintain it as one of the finest communities on the Jersey Shore. Mantoloking Shores is a development that was planned in the 1950's by the late Albert Larrabee and Ramón LeCompton. The early homeowners started MSPOA which was incorporated as a non-profit corporation in 1960.

Your decision to purchase in this area indicates that you also were impressed with our surroundings. We hope you and your families enjoy the fresh air, sunshine, water and the relaxed life that is available year round.

The Officers and Trustees of the Association are residents who contribute their time and talents for the continued improvement of the area. We encourage the participation of our new neighbors and strongly urge them to join their Association.

What does the Association do with your dues? It pays for the upkeep of the Association property ... the flagpole island between 35N and 35S; the lagoon ends and the cleanup of the streets and storm drains; and also the property along 35S from above Bay Lane to Tide Pond Road which helps to preserve and increase the market value of homes in the Community.

The Association pays for someone to put the garbage and recycling cans back each week after the collection. This service is provided to protect property owners from being seen as possible targets for people looking for homes that are not occupied.

The Association maintains liability insurance for the property that we own. We also have insurance 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 the legitimate land uses within the Community.

The Association working with the Federation of Beach Associations, an umbrella organization of all the homeowner associations on the barrier island in Brick Township, tries to obtain the services that we are entitled to as taxpayers of Brick.

We hold an annual meeting to review the happening of the past year to review the Association's finances to discuss the latest issues affecting the Community and to vote on the proposed Officers and Trustees, and other issues that may need the membership's approval. And we hold a cocktail party every year for the residents to get together and meet their neighbors.

Mantoloking Shores Property Owners Association

Paid Members as of July 15, 2011: 221

Barkentine Lane: 27

Abate, Vincent and Regina
Bacchetta, Michael and Maria
Block, Raymond and Carol Ann
Burchfield, John R. and Melissa A.
Cupoli, Edward M. and Emily
D'Alessandro, Charles and Roselyn M.
DeFillipo, Kenneth and Rose
Dichiara, Victor
Freed, Edward R. and Diane
Hale, Robert and Linda
Harvey, Lois J.
Kelly, Tom and Noreen
Levi, Armando and Mary
Loscalzo, Joseph M. and Dorothy
Loverde, Michael M.
Mangano, Theodore R. and Amelia J.
Neumann, Shirley K.
Paolella, Paul and Judith
Perrucci, Michael J. and Christine H.
Polcari, Anthony G. and Eileen A.
Postighone, Neil A. and Lindamary A.
Recchia, Anthony E. and Marie C.
Schneider, Craig J. & Samantha
Stanchi, Edward and Maria
Ulrich, Kathleen
Violante, Aniello and Theresa
Zeh, Stuart and Wendy Whiting

Bay Lane: 34

Albert, Louise
Annese, Dennis and Maryfran
Ansedè, Frank J. and Barbara
Bond, Charles H. Jr. and Kathleen M.
Brennan, Kevin J. and Deborah L.
Bubnis, Robert R. and Kathleen S.
Callagee, Robert J. and Catherine R.
Carlucci, Louis and MaryBeth
Centanni, Rose Mary
Cerrito, Gloria
Decker, David and Eileen
DiNardo, Wayne, Gary, Brian and Marie
Dowling, Peter and Lindi
Faistl, Kenneth W. and Kathleen M.
Friedkin, Audrey Peters-
Goss, Craig and Brian
Guido, Frank and Deborah
Hartvigsen, Winnie
Kretschmer, Klaus K. and Linda
Maltese, Robert and Debra
Manoocheri, Sauran and Fariba
Massaro, Carl and Lemore
Mawson, Ronald C. and Jacqueline
Miller, George
Mongno, Vincent
More, Robert C. and Susan M.
Murphy, George F.
Plenzo, Dan and Michele
Pollard, George C.
Saccente, Dominick J. and Thersa
Santosuosso, James M. and Marie A.
Scholz, John and Barbara
Soporowski, Dr. Joseph and Lillian
Striefler, Richard S. and Suzanne

Brigantine Lane: 17

Ambrosino, Thomas and Diane
Batten, David J. and Olga B.
D'Addario, Michael and Clare
Daidone, John and Nancy
DiMaria, Frank J. and Rosa Ria
Fenelon, Patrick and Mary Anne
Finn, Vivien S.
FKGF Trust
Gingher, John K. and Deborah J.
Harris, Robert and Julie Smith
Lawlor, Martin and Kathleen
Martin, Albert E.
Melesurgo, Michael A. and Arlene A.
Sarajian, Arax
Saxer, Jack and Annette
Tuohy, Patrick and Susan
Zwier, Joan and Michael S.

Buccaneer Way: 12

Barbieri, Rocco and Gloria
Bleckner, Martin P. and Laura
Bulanowski, Dr. Edward and Ilene
Carfaro, Uta M. and Clement L.
DiMattia, Vito and Angela
Femia, Dr. Robert A. and Patricia T.
Forlenza, Jay and Barbara
Magnes, Stanley P. and Harriet Magielnicka
Masuelli, Gloria
Nolan, Joseph M.
Ponzio, Frank J. Jr. and Sunny
Zuckerman, Les and Terry

Cove Drive: 16

Adubato, Frank and Joan
Bowers, Mary S.
Calamari LLC
Cavallo, Greg J. Jr. and Elizabeth L.
Ellsworth, Mark A. and Mary W.
Urbanek Family LP
Guarino, Richard A. M.D.
Hamecs, Robert T. and Francella A.
Kennedy, Mary Ellen and William P.
Maccini, Arthur and Margaret A.
Marozzi, Alfred and Paula
Marrocco, Peter J. and Angela
Methfessel, John and Kathleen
O'Brien, James and Judy
Sisters of Charity of Elizabeth
Whiting, Fred and Sheila

Cutter Lane: 25

Allocco, Anthony and Marion
Capasso, Frank and Gerardina
Cervino, Michael
Dell'Ermo, Louis and Vivian
Fuller, Betty Ann
Gauthier, Robert
Glynos, Annette
Grillo, Robert W. and Marie C.
Lynch, Robert C. and Glenda J.
Mezzatesta, Anthony and Diane
O'Connell, Robert T. and Jean
O'Neill, James A. and Marie

Cutter Lane (Continued)

Oswald, Brian H. and Ann C.
Palma, Thomas and Matilda
Palmer, William K. and Donna M.
Picut, Richard
Pillori, Gregory & Barbara and Stephen &
Deborah Bickford
Piskadlo, Judith Ann and Matthew H.
Quinn, John and Colette
Russomanno, Ronald R. and JoAnn
Strollo, Lorraine D.
Trainor, Lawrence and Marilyn
Urso, Vincenzo and Perri Lee
Williams, Fred and Barbara Schunke
Yaccarino, Michael and Marie

Dory Lane: 5

Berkowitz, David and Ana Maria
Ochs, Jeffrey L.
Schafer, John and Lyn
Schmitz, Suzanne
Van Varick, H.L. and Marilyn H.

Dutchmans Point Road: 15

Ambrosi, Victoria
Covello, Anthony and Lorraine
DeCongelio, Lorraine and Frank Jr.
Duelks, Robert and Mary
Fanelli, Dr. Andrew T. and Angela S.
Levantino, Peter J. and Lori S.
MacMahon, Thomas P. and Sally
Mokrynski, Harry D. and Suzanne
Pacelle, Joseph and Marie
Pangia, Robert W. and Stephanie M.
Polidori, Raymond J. and Frances
Reska, Gary and Eileen
Van Houten, William and Marie J.
Veniero, Mark and Gina M.
Winant, John and Kathleen

Helm Road: 14

Cranston, Michael P. and Jeanmarie
Cross, Gary and Lisa
Kent, Greg and Phyllis
Krauszer, Jacob and Joan B.
Machiedo, Dr. George and Christine
Marra, Vincent M. and Rosemarie
Melen, Judith and John H. Jr.
Pontoriero, Francesco and Vincenza
Popovich, Joseph F. and Kathleen A.
Ragucci, Christopher T. and Lydia V.
Schwarz, Peter M. and Edie
Scura, Patricia A. and Patrick E.
Sheldon, Jennifer L.
Vassallo, Andrew R. and Marilyn A.

Ketch Road: 7

Barrish, David
Bracaglia, John F. and Josephine
Brennan, Vincent and Mary Joy
Fenn, Thomas J. and Anita F.
Fine, William and Carol
Ford, James and Michele
Pyrtko, Kenneth and Terry G.

Periagua Lane: 1

Peirce, Vanessa J.

Point Drive: 8

Bisignano, Frank
Campolattaro, Dr. John and Eileen
Cirillo, Anthony and Sheilaigh
Deitrich, Bruce H. and Kim C.
Karmazin, Mel and Terry
Pallitto, Richard and Linda
Prestifilippo, Joe and Christine
Zazzali, Daniel J. and Linda A.

Schooner Lane: 3

Breuninger, Patricia
Dunphy, Kevin J. and Anita
Thakker, Neil J. and Linda A.

Sloop Lane: 6

Appio, Paul and Barbara
Greenberg, Jeffrey L. and Patricia
Riccitelli, Joseph R. and Camile
Salzarulo, Salvatore and Michelina
Severini, Thomas S. and Sandra A.
Tullo, Alexander J. and Joanne

Tide Pond Road: 17

Andersen, Susan L.
Barker, Michael Findura and Jennifer
Beucler, Melvin Jr. and Frances
Bruno, John and Ann
Davino, Salvatore and Fran
Fenelon, Patrick M. and Mary Anne
Hutchison, Dr. Ruth R.
Lambie, Craig D. and Jane M.
Mansfield, Cheryl
Mucci, Edmund and Kathryn
Mucci, Edmund Jr.
Pochinski, John and Mary Ann
Scheibelhoffer, Dr. John J. and Maryann
Schwall, Toni and Rick Mansfield
Valvano, Frank and Marilyn
Vetter, Anita M.
Youngworth, Dr. Linda A.

Valhalla Drive: 11

Caprio, Phillip W. and Phyllis
Charles, Robert and Luann
Eicholz, Patricia
Fine, William J and Carol
Fischer, Jeffrey L. and Leslie
Kender, Donald N. and Evelyn E.
Komoroski, Joe and Barbara
Kurylo, Lester and Susan
Madden, Isabella and Leo J. Jr.
Robustelli, Louis N.
Winters, Jesse and Bonnie Lee

Wherry Lane: 3

Murawski, Jozef and Barbara
Rozema, John T. and Kathy N.
Sampson, Linda



CONSTRUCTION



THINK OF YOUR NEIGHBORS!

Over the years, we have continually requested that owners show some consideration and respect for their neighbors and not schedule construction during the summer months. The summer season at “the Shores” is short and for those who only get to spend the weekends and a few weeks here during the summer, peace and quiet enjoyment should be the norm, but it just isn’t. Workers are doing all sorts of construction starting at 7 AM and making noise and dust until dark six days a week.

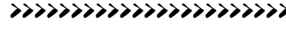
We all know that it is hard to get contractors on a timely basis and to keep them working, but we all need to think about what our construction noise is doing to our neighbors and how we would feel if we were in their position trying to enjoy some leisure time here.

BULKHEAD REPLACEMENT



A few years ago, New Jersey passed an ordinance to require replacement bulkheads to be put back in place where the existing bulkhead is.

Many bulkheaders will tell you that you can come out 2 feet, but that is not the Law and, although they may be able to get you approved for that additional 2 feet, you are going against the law that was intended to preserve the width of the lagoons. The reason we all bought here is because of the lagoons. Why then do we feel compelled to increase the size of our lots at the detriment of the lagoons which give so much value to our properties?



PETS!

Most dog owners are meticulous about following the law and using common sense. They do not let their pets deposit their waste, whether solid or liquid, on other homeowner's property or plantings. Unfortunately, a few owners flout the rules. Please curb your pets ... do not allow them to do their business on plants and trees on the Association's or other homeowner's property. Please be aware that urine damages grass and trees and, of course, flowers.

Also, please clean up after your pet and properly dispose of the waste. Solid waste that is not picked up and put into proper disposal containers usually ends up in the lagoon where a lot of us swim. Pet owners are encouraged to respect other's property so that all residents together enjoy the beauty, privacy and many pleasures our Community has to offer.



Property Pride

Would you be happy looking at your property if you saw it through the eyes of your neighbor?

Whether you live in Mantoloking Shores permanently or only come weekends and in the summer, your property is here for all the world to see. Are you proud of it?

Let's all try to keep our properties spruced up so it is a credit to you and the Community.

ACKNOWLEDGEMENT FOR YEARS OF SERVICE

Dr. Richard Mansfield served as a Trustee and an Officer of the MSPOA for 20 years. Richard, who passed away at the age of 91 in January of this year, was devoted to the improvement and betterment of our neighborhood. He worked tirelessly to recruit people to serve on the Board and to act as an arbitrator on issues affecting residents in the Community. He arranged for the testing of the water in the lagoons each year to insure that the waters were clean enough to swim in. He was an avid fisherman and swimmer and often swam in the lagoons even into his 90s. Richard will be sorely missed by all those who were fortunate enough to know him.

Dr. William Porter served on the Board as Financial Secretary, a Trustee, and lastly, as Treasurer for more than 20 years. Bill's complete and accurate recordkeeping helped to keep our Association solvent for many years. He always treated the Association's funds as if they were his own, always questioning expenses and looking for ways to get things done as inexpensively as possible. Bill scrutinized every expenditure to be sure it was correct and accurate before he paid it. Bill just turned 85 and he and his lovely wife Mary, who both enjoy good health, helped the Association as Block Captains for many years.

BRICK REAL ESTATE TAX INCREASE

The following are excerpts from a letter to the editor of the Asbury Park Press written by Ron Ivanicki of Curtiss Point which clearly lay out the issue of why our taxes will increase in a few weeks ...

“Asbury Park Press Staff Writer, Keith Ruscitti, issued articles on March 2nd, April 6th and April 21st related to Brick Township's April 27, 2011 Public Referendum to allow the township government to exceed the 2 percent property tax increase cap and increase municipal taxes by 24.6%. In my opinion, the articles did not present a fair and balanced presentation of the facts so that Brick voters could make an informed decision whether to vote for or against the referendum. In fact, the articles were biased in support of the Township's desire to have the referendum approved by the Brick voters, which only passed by 484 votes.

All three articles focused on the township's claim that, if the referendum question isn't approved, the residents of Brick would be facing a major loss of municipal services, with garbage collection and police staffing being the primary services to be eliminated or drastically reduced. Mr. Ruscitti also included in the articles quotes from Brick Administrative officials citing the impact residents will bear in lost services, which also contributed to raising fears in the minds of Brick residents and was a major factor in influencing voters, especially senior citizens, to vote in favor of the referendum. In the April 6th article concerning garbage disposal, Mr. Ruscitti quoted Mayor Acropolis that "If you live in Greenbriar 1 (a retirement community) it will cost you about \$142 more (in taxes). If you pay someone for pickup, it will cost you about \$500. Which would you rather pay-- \$142 or \$500?" The staff writer should have challenged this statement by researching what the real costs are for municipal workers providing disposal services and what the costs would be if private waste haulers replaced the municipal workers.

According to the 2010 detailed Brick Municipal budget, the total disposal costs budget for 2010 was \$7,000,000; however, this cost only included direct wages for solid waste collection (\$3.7 million) and \$3.2 million for solid waste disposal. The Solid Waste Costs did not include other direct costs such as health benefits, pension costs, other employee related benefits and costs for maintaining and operating the trucks and equipment. Clearly, the total costs for Brick municipal workers providing the collection and disposal services were significantly understated. I was informed by a resident living in Old Bridge, New Jersey, who use private haulers, that the annual disposal costs for two pick-ups per week amounted to approximately \$350 to \$400-well below the mayor's quote of \$500 for one pick-up.

In regard to the article's report related to reduction of police services, Mr. Ruscitti included a statement in the March 2nd article that "Officials are prepared to cut as many as 172 township jobs, including almost 25 percent of the Police Department". The staff writer also included a statement that "an independent audit of the Police Department

concluded the township would need to hire a minimum of six officers in the near future in order to maintain its level of service". I believe the intent of the above statements was to put fear into the minds of Brick residents that their safety will suffer and crime will increase in the community, if the referendum is not passed.

All three articles did not mention how much it costs the residents to support the Police Department. Brick's proposed 2011 budget includes \$17.4 million in base salaries and wages, which represents 55% of the total municipal base salaries and wages and reflects a 7.8% increase over the prior year budget. This increase is mandated by a union agreement. Unlike the Transport Workers Union, whose members voluntarily voted to take a pay freeze this year to save some positions, there was no similar offer by the police union. There also was no mention in the article of the spiraling cost increases associated with retirement and health benefits. The state of New Jersey charges Brick Township for their share of police annual pension costs, which amounts to \$3.6 million or 21% of their base salaries. This cost increased 23% over the prior year and reflects the reality of soaring state pension costs for state, county and local public workers, which will continue to increase unless the State Legislature and unions agree to substantial benefit reforms.

Brick Township's Total 2011 Budget for Municipal employee benefits amounts to \$20.8 million, which is an astounding 66% of base salaries and wages. Group Health insurance accounts for \$11.6 million or 36% of base wages. Overall costs for retirement and employer social security payments account for \$7.6 million or 24% of base wages for all municipal employees. The Brick budget also included a memo note that the town has an unfunded liability for accumulated sick and vacation time amounting to 30,981 days, amounting to a cost of \$7.3 million! Government officials need to establish "use-it-or-lose it" rules to drastically reduce this costly practice. Obviously, Brick Municipal workers' retirement, health care and other benefit costs are totally out of line with employee benefits common in the private sector."

As big an issue as this is to the owners on the Barrier Island, only 47% of the registered voters on the Barrier Island cast ballots in the election. It is hard for us to complain when less than 50% of us vote. How do we make a case that people can't afford these taxes. Our elected officials look at the voting and say to themselves why not raise taxes on the Barrier Island. There aren't a lot of voters out there and the ones that are there don't seem to care what we do with raising their taxes.

MANTOLOKING SHORES PROPERTY OWNERS' ASSOCIATION

APPROVED OPERATING BUDGET

FOR THE YEAR ENDED DECEMBER 31, 2011

	2010 Approved	Actual	2011 Approved
	<u>Budget</u>	<u>FYE 12/31/10</u>	<u>Budget</u>
REVENUE			
Dues- 237 members estimated	\$ 35,850.00	\$ 35,625.00	\$ 35,550.00
Interest - MBNA/ Bank of America	300.00	360.07	316.00
Directory Sales	-	10.00	-
Annual Social Affair	-	1,890.00	1,500.00
Other - Reimb. Brick Twp. For Bulkheads	-	6,450.00	-
TOTAL REVENUE	<u>\$ 36,150.00</u>	<u>\$ 44,335.07</u>	<u>\$ 37,366.00</u>
EXPENSES			
Annual Social Affair	-	2,005.94	1,600.00
Insurance			
General Liability and Directors & Officers	4,670.00	3,243.34	3,340.00
Taxes			
Brick Twp. - Real Estate	120.00	110.64	127.00
NJ Sales Tax - Purchase Items, Services	95.00		-
Federal Taxes	125.00	118.00	65.00
Utilities			
Electric	225.00	179.48	190.00
Water	325.00	527.33	550.00
Other - Sprinkler Service	200.00	-	200.00
Web Page & E-mail	540.00	-	540.00
Maintenance, Repairs & Replacements			
Property Upkeep - Center Island	2,900.00	3,206.11	2,200.00
Property Upkeep - Trash Cans & Misc.	2,000.00	4,824.00	5,000.00
Bulkhead - Cutter Lane		5,950.00	-
Lagoon ends maintenance	5,000.00	5,000.00	11,500.00
Replace Damaged Signs	150.00	-	150.00
Decorations - street entrances	100.00	45.89	100.00
Street deeds and title searches	500.00		-
Water testing	200.00		200.00
Misc. - Supplies & Exp	550.00	423.00	500.00
Legal & Professional Fees			
Legal Fees	7,000.00	3,767.00	6,500.00
Auditor	3,000.00		1,000.00
Legal & Professional fees - other	450.00		1,170.00
Tax Accountant	375.00	375.00	-
General & Administrative Expenses			
Safe Deposit Box Rental	50.00	23.54	30.00
Recognitions	400.00	105.95	200.00
Post Office Box Rental	75.00	72.00	72.00
Contributions	400.00	200.00	200.00
Dues - FOBA	100.00	100.00	100.00
NJ Annual Report	50.00	-	50.00
Meeting Expenses	150.00	175.00	200.00
Office Expense	1,325.00	1,091.98	1,100.00
TOTAL EXPENSES	<u>31,075.00</u>	<u>31,544.20</u>	<u>36,884.00</u>
INCREASE IN NET ASSETS	5,075.00	12,790.87	482.00
NET ASSETS - BEGINNING OF YEAR	34,950.09	34,950.09	47,740.96
NET ASSETS - END OF YEAR	<u>\$ 40,025.09</u>	<u>\$ 47,740.96</u>	<u>\$ 48,222.96</u>

Anthony Polcari
Treasurer

**MANTOLOKING SHORES PROPERTY OWNERS' ASSOCIATION
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2010**

ASSETS

CURRENT ASSETS	
Cash - Shore Community Bank	\$ 16,977.79
Cash - Bank of America	<u>31,614.18</u>
TOTAL ASSETS	<u>\$ 48,591.97</u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES	
Prepaid Dues for 2011 (Note 1)	\$ 150.00
Accounts Payable	<u>701.01</u>
TOTAL LIABILITIES	\$ 851.01
NET ASSETS	
Unrestricted Net Assets	<u>47,740.96</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 48,591.97</u>

**MANTOLOKING SHORES PROPERTY OWNERS' ASSOCIATION
CONDENSED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2010**

	Approved Budget	Actual FYE 12/31/10	Variance
REVENUE			
Dues- 239 members estimated	\$ 35,850.00	\$ 35,625.00	\$ (225.00)
Interest - MBNA/ Bank of America	300.00	360.07	60.07
Other - Reimb. Brick Twp. For Bulkheads	<u>-</u>	<u>8,350.00</u>	<u>8,350.00</u>
TOTAL REVENUE	<u>\$ 36,150.00</u>	<u>\$ 44,335.07</u>	<u>\$ 8,185.07</u>
EXPENSES			
Annual Social Affair	-	2,005.94	(2,005.94)
Insurance	4,670.00	3,243.34	1,426.66
Taxes	340.00	228.64	111.36
Utilities	1,290.00	706.81	583.19
Maintenance, Repairs & Replacements	11,400.00	19,449.00	(8,049.00)
Legal & Professional Fees	10,825.00	4,142.00	6,683.00
General & Administrative Expenses	2,550.00	1,768.47	781.53
TOTAL EXPENSES	<u>31,075.00</u>	<u>31,544.20</u>	<u>(469.20)</u>
INCREASE IN NET ASSETS	5,075.00	12,790.87	7,715.87
NET ASSETS AT DECEMBER 31, 2009	<u>34,950.09</u>	<u>34,950.09</u>	
NET ASSETS AT DECEMBER 31, 2010	<u>\$ 40,025.09</u>	<u>\$ 47,740.96</u>	

Anthony Polcari
Treasurer

TENANT OCCUPIED PROPERTY

Owners, who rent their properties, should provide some guidance to their tenants about the daily issues that can affect them.

- ✓ The Police/Fire Department can be reached on an emergency basis by dialing 911
- ✓ Calling the Police for non-emergencies dial 732-262-1100

- =====
- **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 Tuesday unless Monday or Tuesday is a holiday; then recycling will be picked up on Wednesday**
- =====

Garbage will only be picked up if it is in the Brick issued garbage receptacle. During the summer season, Brick has a trash and recycling truck behind the firehouse on Route 35 that will accept items (no specified receptacle required) on Saturdays from 8:00 AM until 2:00 PM.

Recycling items are plastic bottles, glass, newspapers and cardboard. Glass and plastic should be put in receptacles that will be easy for the recycling person to pickup. Newspapers and cardboard need to be tied up separately.

Boater and personal watercraft operators should know that the lagoons are “No Wake” areas. People often swim in the lagoons and fast moving watercraft can cause human injury or damage to moored watercraft.

Fireworks are illegal and dangerous and should not be used at the Shores at anytime.

Many people walk on the roads in the Community and along Route 35. Please ask your tenants to obey the **speed limits which are 20 mph on our streets** and **35 mph during the summer months on Route 35**. Also people need to look both north and south when exiting the Community since people may be walking, running or riding a bicycle against the traffic.

Pet owners should be responsible – please curb your pets ... do not let them do their business on other people’s property, plants or flowers. Clean up after your pet and take the waste home and dispose of it there.

Late night partyers should respect their neighbors and keep the noise level down.



LANDSCAPING

The regular annual clean up, trimming and weeding of the common areas along Route 35 and at the lagoon ends has been completed. This year we paid special attention to those areas along Route 35 that had been overgrown with weeds and poison ivy and to the end of Barkentine Lane which had been overrun with weeds and had lost much of it's stone covering since the planting of the trees. While there are still a few trees on certain lagoon ends that need to be replaced, in general, the areas look fresh and clean for all of our residents.

The Board is also considering proposals for additional landscaping work along Route 35 which would give this area a more welcoming look that would be appropriate for the neighborhood of which we are all very proud. Our current thinking is to use the brick pillars at the end of each of the five streets that enter into our community from Route 35 as a focal point for a landscaping design to include shrubs and plants similar to that of the Bay Lane median between Route 35 north and south. Some of the pillars themselves may need to be refurbished and the stone covering for the entire length of Route 35 may need to be freshened up but we believe that this will have a very positive impact on our whole community. We will keep you posted as the plans and work progresses.

Peter M. Schwarz
Trustee

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## WATER QUALITY TESTING

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The MSPOA has had the water quality checked in two locations within the Community on July 5, 2011 by Henderson Labs, a firm which was recommended by the Ocean County Health Department and Brick. We have used this lab in the past. The water quality was good. It is considered to be safe for swimming. This is in part the results of some residents being responsible pet owners and cleaning up their dog's feces. Historically, before the "Pooper Scooper Law" it was not unusual for bay beaches to be closed after heavy rains due to the runoff from land containing feces from dogs. A lesson on the domino effect of being a responsible pet owner.

Unfortunately, with the stinging sea nettles in the lagoons (jellyfish), great caution must be taken when considering swimming in the lagoons.

Cheryl Mansfield
Trustee



FEDERATION OF BEACH ASSOCIATIONS UPDATE

FOBA an organization established to represent all Brick barrier island beach associations in their quest to Build a Better and Safer Barrier Island.

FOBA has been an information highway, representing all beach associations with Municipal, County and State governmental agencies.

FOBA is comprised in the past few years of all 14 Brick beach communities.

In the past year, FOBA has represented many beach communities with many issues, just to name a few but not limited to; snow removal, branch and tree cleanup, new parking beach regulations, tax appeals, reevaluation, meetings with the Mayor and Assemblyman, and attending as many municipal meetings as possible, trying hard to achieve the much needed representation we deserve for our tax dollars.

The next FOBA meeting will be Sunday, July 24, 2011 at the Normandy Beach Club house located at the corner of 7th and Broad, Normandy Beach ... Coffee at 9:00 a.m. and meeting to start at 9:30 a.m. with Special guest speaker Assemblyman David Wolfe. Hope to see you all there.

United we stand, Divided we fall.....

**Sheila Whiting
President FOBA**

(Sheila Whiting is a resident of MSPOA)

CONTACT INFORMATION

During the past year, there have been some problems at several homes in the Community when the resident was not at the Shores and the Association had no contact information on record. Please inform us of your winter address and phone number for our records so that we are able to contact you. The Association keeps contact information confidential. If you have not provided the Association with this information, please consider doing so with your dues payment. It is of the utmost importance and it may save you some grief in the future if there is a problem at your Shores home.

***** BRICK PHONE NUMBERS *****

CRITICAL EMERGENCIES

Police/Fire (Emergency).....	911	
(Non-Emergency).....	732-262-1100	
FIRE Pioneer Hose Co. (Non-Emergency).....	732-262-1100	
FIRST AID Dover/Brick (Non-Emergency).....	732-793-1334	
(The Fire Company and the First Aid Squad are volunteers who serve without pay for our benefit; please donate generously to their fund raising efforts)		
Brick General Information Update.....	732-262-1000	
Brick Public Works.....	732-451-4061	
Brick Office of the Mayor.....	732-262-1050	
Complaint Numbers (for when talking to your neighbor has not resolved the Situation)		
Marine State Police.....	732-899-5050	
Noise - Brick Police.....	732-262-1100	
Illegal construction (any substantial construction requires a Building Permit which must be prominently displayed at the front of the house)		
Brick Building Department.....	732-262-1027	
NJ Department of Environment Protection for Illegal Bulkheading & Land Use Enforcement - Illegal Dumping HOT LINE		877-927-6337

***** MSPOA OFFICERS & TRUSTEES *****

Officers:

H.L. Van Varick, President.....	732-899-7829
305 Dory Lane	
Christopher Annese, Vice President.....	908-612-5710
333 Bay Lane	
Vincent Brennan, Secretary.....	732-892-4931
227 Ketch Road	
Anthony Polcari, Treasurer.....	201-650-0616
321 Barkentine Lane	
Patrick J. Tuohy, Financial/Membership Secretary.....	908-256-6034
316 Brigantine Lane	

Trustees:

Mary Bowers.....	732-295-2510
330 Cove Drive	
Cheryl Mansfield.....	732-899-6656
316 Tide Pond Road	
Jean O'Connell.....	908-432-6570
324 Cutter Lane	
Dominick J. Saccente.....	732-295-3183
303 Bay Lane	
Pete Schwarz.....	908-838-6512
228 Helm Road	

**BLOCK CAPTAINS COMMITTEE
PAUL APPIO, CHAIRPERSON**

305 Sloop Lane (732-295-4743)

e-mail: pbarc117@yahoo.com

<u>STREET</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NO.</u>
Barkentine Lane	Noreen Kelly	307 Barkentine Lane	732-899-3145
Bay Lane	George Miller Mary Beth Carlucci	343 Bay Lane 325 Bay Lane	732-714-8830
Brigantine Lane	Clare D'Addario Susan Tuohy	309 Brigantine Lane 316 Brigantine Lane	732-295-4850 908-872-0053
Buccaneer Way	Patricia Femia	207 Buccaneer Way	732-899-9106
Cove Drive	Mary Bowers	330 Cove Drive	732-295-2510
Cutter Lane	JoAnn Russomanno Tom Palma	308 Cutter Lane 327 Cutter Lane	732-899-4340 732-892-7596
Dory Lane	Lyn Schafer	302 Dory Lane	732-714-7901
Dutchman's Point	Darnice Gennaro Gary Reska	317 Dutchman's Point 308 Dutchman's Point	732-295-2470 732-701-0082
Helm Road	Edie Schwarz	228 Helm Road	908-838-6512
Ketch Road	Joy Brennan	227 Ketch Road	732-892-4931
Periagua Lane	OPEN		
Pointe Drive	Audrey Peters-Friedkin	354 Bay Lane	732-899-6789
Schooner Lane	Kevin Dunphy	306 Schooner Lane	212-782-5530
Sloop Lane	Paul Appio	305 Sloop Lane	732-295-4743
Tide Pond Road	Cheryl Mansfield Marilyn H. Van Varick	316 Tide Pond Road 305 Dory Lane	732-899-6656 732-899-7829
Valhalla Drive	Evelyn Kender	210 Valhalla Drive	732-714-8438
Wherry Lane	Cheryl Mansfield	316 Tide Pond Road	732-899-6656

The Block Captains are the eyes and ears for the Board. They are the people who see what is going on on their assigned street. Inform the Board about problems and issues affecting their street. Greet new owners and get the new owners' information to the Board and distribute information about issues and meetings.

If you are interested in helping out with these tasks, please contact Paul Appio at the above number.