

Cherry Quay Community Association

General Membership Meeting Minutes

Saturday, October 11, 2025

(Meeting to be held at 9:00 AM at the beach pavilion)

Agenda

- I. **Roll call:** Attending: 13 members, started 902 am, ended 951 am
- II. **Previous minutes:** 10-8-2024 posted on the Cherry Quay Website
- III. **Presidents report:**
 1. Picnic update: Big success! Thank you to all volunteers, the 33 beach baskets donations and the attendees. Profit was just over **\$2,645.00** Holding the price was good as we had many people attend. John DeFelice and Carol DeFelice of DeFelice Realty paid for Mister Softee Ice Cream Truck.
 2. Beach cleanup: Had about 10-15 people attend; it went very well.
 3. Pizza party: none occurred in 2025. Need to plan for a late June 2026 event!
 4. Beach upkeep and updates for 2025:
 - a. **Repaired playground equipment.** Jason Stevenson built toy shelf. John DeFelice and Carol DeFelice of DeFelice Realty paid for lots of lots of toys
 - b. Water testing: we had another great year; **passed every week**
 - c. Apparel sale via website; **profit \$130.90**
 - d. Beach rentals: had 7 private events; CQ revenue **\$1,650 total**, went well, no issues
 - e. Signs were installed. **Gates need to always remain locked.**
 - f. Repairs made to the pirate ship. Thank you, Harrison Wustefeld and Joe Scheller of Port Road, for all the repairs to the pirate ship including installing the new canvas.
 - g. Held one movie night. Thank you to Bob Scott. **Need additional movie nights for 2026**
 - h. **SAVING FOR 2026** for the purchase of new/additional playground equipment.
 5. Volunteers: **WE NEED ADDITIONAL PEOPLE for 2026:**
 - a. Picnic committee: need people for organizing, cooking, baskets, door etc.
 - b. Tree lighting event: need people for beverages and decorating
 - c. Pizza parties: need people for organizing
 - d. Easter egg hunt: need people for organizing
 - e. Halloween event: need people for organizing
 - f. Movie night on the beach: need people for organizing
 6. By-laws: no changes needed: updated in 2025
 7. Webpage: Ashley and Jodi are currently updating
 8. Membership: goal was 300: had **327!!** (anticipating 2026 will be 300 plus members)
- IV. **Treasurer's report:**

Was reviewed on 10-11-2025
Balance is ~ \$6250 plus \$28,138 in a 6-month CD at 4.19% which matures on Feb 18, 2026. These monies will be used for the playground. Received \$2,500 from CQ residents for the playground which is already included in this total.

2025 expenses through October 7, 2025, were **\$14,000 which** includes insurance of \$3,745, taxes \$2,500 water testing, JCPL, keys, porta potty, and this year new CQ entrance sign, toy shelf and other misc. expenses.

2026 *basic* expenses are projected to be \$10,000.00, without any upgrades.

V. Communications and bills:

- a. Proper communications to CQCA board members is via email; all questions or concerns need to be transmitted as noted.
- b. Bills are all paid as noted in the treasurer's report
- c. When someone newly moved into CQ it would be best to have them email CQCA board and Jodi will send out a welcome letter.
- d. The CQ FB page is for paid members (as it has been for the past couple of years).

VI. Report of Committees:

1. Bylaws review committee: N/A
2. Membership committee: membership has grown; holding at just over 300 members.
3. Audit committee: Had accountant audit in Nov 2019; all good, reviewed and balanced

VII. Unfinished business: none

VIII. New Business:

1. Current 2025 positions are as listed:
 - i. Chuck Cumella President
 - ii. Nicole Lehman Vice President
 - iii. Jodi Ogen Treasurer
 - iv. Ashley Nav Recording Secretary
 - v. Sharon DeMaio Trustee
 - vi. Dianne Jayne Trustee
 - vii. Brian Iarrapino Trustee
 - viii. Kevin Markowski Trustee
 - ix. Jeanne Kappler Trustee
 - x. Colette Commisso Trustee
2. VOTING: voted below
3. The following **people are nominated for 2026:**
 - i. Chuck Cumella President
 - ii. Nicole Lehman Vice President
 - iii. Jodi Ogen Treasurer
 - iv. Colette Commisso Trustee
 - v. Ashley Navalany Recording Secretary
 - vi. Dianne Jayne Trustee
 - vii. Kevin Markowski Trustee
 - viii. Jeanne Kappler Trustee
 - ix. Brian Iarrapino Trustee
 - x. Sharon DeMaio Trustee

Looking for committee positions for 2026 and beyond

4. VOTING RESULTS 2026 positions: have confirmed the nominees for 2026

UPDATES (both old and new business):

- a. Security cameras: Need to get a new system; Chuck investigating.
- b. Playground upgrade: quotes rec'd; too expensive for 2025. Review in early 2026
- c. Christmas tree: need a date and plan, Colette will organize this event
- d. Christmas party: **NOT for 2025**; too late to plan; look at 2026 (possibly?)
- e. Halloween event 2025: need a plan and people to organize
- f. Welcome bags: continue the practice as it's been received well – Need to continue/restart!
- g. Beach cleanup (2026): **UPDATED** May 17, 2026, need to publish on FB, website and email in spring
- h. Beach pizza party (2026); End of June 2026 tentative, may change (do a 50/50?)
- i. Beach picnic (2026); July 18, 2025
- j. Christmas decoration house judging: for December 2025
- k. **Halloween decoration house judging: for 2025 not doing unless someone volunteers to be in charge**
- l. Food drive will be organized: at Beach. Nov 15, 2025: donations to Brick Presbyterian Church food pantry
- m. Beach water testing in 2026 will continue
- n. **Add solar lights to the CQ sign at the Tiller La/CQ Rd intersection.**
- o. Snow fence for winter to hold sand inside fence. Testing one section appears to be positive. Need to complete
- p. Membership dues increase to \$95.00 for 2026
 - i. **2025 dues were \$90.00**
 - ii. CQCA voted, during the October 2022 annual meeting, to have a plan that will increase dues \$5/year, to get to \$100/year before 2028 and then freeze for 5 years. (this will offset rising costs)
- q. **NOTE: All CQCA communications will be via email, website or Facebook.** No additional mailings will occur using USPS as costs are too prohibitive. The revised By-laws state this information.
- r. OC health Department requirements: New lock installed.
 - i. Dock box
 - ii. Board
 - iii. First aid kit
 - iv. Life saving devices
- s. A very big **THANK YOU** to all CQCQ committee members (volunteers) and ALL other volunteers that have participated in keeping the CQ beach clean, updated and safe!

IX. **Adjournment:** at 951 AM

X. **Respectfully submitted:** Chuck Cumella CQCA President