Cherry Quay Community Association

General Membership Meeting Agenda

Saturday, October 17, 2026

Meeting held at 9:00 AM at the beach pavilion

Agenda

I. **Roll call:** Attending: 15 **members, started 10:00 am, ended 11:00 am**

II. **Previous minutes**: 10-11-2025 posted on the Cherry Quay Website

III. **Presidents report**:

1. Picnic update: Big success! Thank you to all volunteers, the **39** beach baskets donations and the attendees. Profit was just over **$2,300** 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 and the water slide. The rescheduling from July 18 to August 1 didn't affect the attendance; there was **158 Adults** in attendance.
2. Beach cleanup: A good group of people attended; it went very well.
3. Pizza party: none occurred in 2026. Need to plan for a late June 2027 event!
4. Beach upkeep and updates for 2026
    a. **Playground equipment.** Ordered new. Will be installed in late Oct 2026
    b. Removed old swing set: great turn out by volunteers.
    c. Removed old mostly dead tree to make room for new playground equipment.
    d. Water testing: we had another great year; **passed every week**
    e. Apparel sale was not held this year.
    f. Beach rentals: had about 7 private events; CQ revenue ~ **$1500. total**, went well, no issues. **Policy will be revised regarding price, time limits, trash removal and guest can only stay at beach if a member is present.**
    g. Repairs made to the pirate ship including a new slide; Thank you to JohnPaul Loebs, Andrew Beal, and Ryan Buttacavoli. Thank you to Harrison Westefeld and Joe Scheller for doing initial repairs and replacing cloth awing.
    h. Movie night: **NONE! Need to do this in 2027**
5. Volunteers: **WE NEED ADDITIONAL PEOPLE for 2027**:
    a. Picnic committee: need people for organizing, cooking, baskets, door etc. Will initiate request for committee in early spring.
    b. Tree lighting event: need people for beverages and decorating (Collette will coordinate)

c. Pizza parties: need people for organizing 2027

d. Easter egg hunt: need people for organizing for 2027 Ashley wants to spearhead.

e. Movie night on the beach: need people for organizing 2027

6. By-laws: a few changes needed: previously updated in 2025. **Signs for controlling smoking in lieu of by-laws update, but a few updates are required.**

7. Webpage: Ashley and Jodi are currently updating and doing a great job!

8. Membership: goal was 300: had ***338!!*** (anticipating 2027 will be 300 plus members)

IV. **Treasurer's report**:

Was reviewed on 10-1-2026 and all is acceptable
Balance is ~ $22,175 plus $15,000 in a 6-month CD at 3.85% which matures on 10/22/2026. We still owe $18,500 for the playground. These monies will be used for the playground and other beach improvements.

2026 expenses through September 26,2026 were **$34,500 which** include $18, 600 toward the new playground, $3,784 beach insurance, $2,800 annual taxes, $1,600 mandated water testing, JCPL, keys, porta potty, and other beach misc. expenses.

2027 *basic* expenses are projected to be $11,000.00, 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. We ask that you do not post complaints on the Cherry Quay Facebook page.

b. Bills are all paid as noted in the treasurer's report.

c. When someone new moves into Cherry Quay, 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).

e. Website and CQ FB and Emails: Jodi and Ashley are doing great on all communications.

VI. **Report of Committees**:

1. Bylaws review committee: N/A; updates will be made for 2027

2. Membership committee: membership has grown; holding at just over 300 members.

VII. Audit committee: All good, reviewed and balanced.

VIII. **Unfinished business**: none

IX. **New Business**:

1. Current 2026 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 **<u>people have been elected for 2027</u>**:
    i. Chuck Cumella President
    ii. John Paul Loebs Vice President
    iii. Jodi Ogen Treasurer
    iv. Ashley Nav Recording Secretary
    v. Colette Commisso Trustee
    vi. Sharon DeMaio Trustee
    vii. Brian Iarrapino Trustee
    viii. Dianne Jayne Trustee
    ix. Jeanne Kappler Trustee
    x. Nicole Lehman Trustee
    xi. Kevin Markowski Trustee
    xii. Ryan Osborn Trustee
    xiii. Joe Pacitti Trustee
    xiv. Larry Petrola Trustee

UPDATES (both old and new business):

a. Security cameras: purchased; installation has been delayed (no wi-fi needed; cellular devices.) Will be installed by 11-1-2026

b. Playground upgrade: ordered and will be installed in late Oct, 2026; look into new see-saw

c. Christmas tree: need a plan (discuss during 2027 committee planning meeting)

d. Welcome bags: continue the practice as it's been received well – Need to continue/ restart!

e. Beach cleanup (2027): planned for May 22, 2027, need to publish on FaceBook, website and email in spring

f. Beach pizza party (2027); End of June 2027 tentative, date may change (do a 50/50?)

g. Beach picnic (2027); July **17, 2027**

h. Food drive will be organized: at Beach. Nov 21, 2026 : donations to Brick Presbyterian Church food pantry. Food drive will be a week long event; refer to email and Facebook for details.

i. Beach water testing in 2027 will continue

j. Snow fence for winter to hold sand inside fence. 70% installed: will finalize in Spring 2027

k. Membership dues **increase to $100.00 for 2027 (will be frozen until 2031)**

   i. 2025 dues were $90.00 and 2026 were $95.00

   ii. CQCA voted, during the October 2022 annual meeting, to have a plan that will increase dues $5.00 per year, to get to $100/year before 2028 and then freeze for 5 years. (this will offset rising costs)

l. **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.

m. Ocean County Health Department requirements: New lock installed. (PASSED 2026 inspection)

Certificate received from Ocean County health department.

X. Adjournment

XI. Respectfully submitted: Chuck Cumella CQCA President