

The Cape Connection

The Newsletter of the Cape Breton Holding Company

Volume 6, Number 1 - Spring/Summer 2008

President & Vice-President's Letter

Contents

President's & Vice-President's Letter	Page 1
Beach Committee	Page 2
Dock Committee	Page 2
Entertainment Committee	Page 3
Calendar of Events	Page 3
Cape Crusaders	Page 4
Membership Committee	Page 4
Clubhouse Committee	Page 5
Just for Kids	Page 5
Visionary/Capital Improvement Fund Explanation	Page 6

Summers in "The Cape" seem to slide by without notice until Labor Day, when we immediately observe the Halloween decorations adorning the local stores.

Winter is past and now we are back for year two of operation "Shape Up The Cape". We accomplished so much last year due to our hard work and more involvement of our members. Last year volunteers from the community were assigned to join members of the Board of Directors on their committees. We were able to gain new perspectives and expedite our work projects. With more help and team effort, we accomplished our goals listed in last year's newsletter.

Our first project was to have one hundred tons of sand delivered and spread in order to replenish our beach. The beach was meticulously maintained and looked amazing all summer long. Another tremendous accomplishment on the beach was the removal of several large dead trees. Many others were trimmed and shaped. (Thank you Mark for your expertise.) In addition, our "Crabby Shack" snack bar opened for the first season and judging by the amount of members munching on various snacks, success abounds. And as a bonus for our members we now have music on the weekends. The final touch to beautify our beach was the installation of a much-needed new fence.

"Shape up the Cape 2007" also included the project on the dock. Four new "T" lights were installed, completing the ongoing electrical project and all permits were closed. The resurfacing of the dock with new boards was completed one year ahead of schedule – Good job! At the clubhouse the ongoing kitchen project was completed and the permits were closed. The kitchen is now functional and easier to clean especially with the new tile floor. We thank all the chairpersons, their committees and volunteers

for their time, talents and selfless efforts that made "Shape Up The Cape 2007" such a success.

"Shape Up The Cape 2008" has an even more ambitious agenda. This year the Committee Chairpersons are seeking and recruiting members of our community whom they feel can provide the time and skills necessary for their specific projects. Now that the inside of the clubhouse renovation is complete, the outside is our main concern. The spring projects include a new roof, vinyl siding and awnings. Followed by a new retaining wall along Bretonian Drive. Also the regrading of the sidewalk and adding decorative stones in the parking area of the clubhouse. To enhance the clubhouse we also have some landscaping projects in store. The Beach Committee will also be working on a new retaining wall from the dock gate to the beach gate.

At our last meeting Mr. Ray Danner was nominated to reach out to other waterfront communities to see if they would be interested in forming a strong alliance to attract attention to the issues facing the beach front communities in our area. This idea was met with enthusiasm by every neighborhood we contacted. Approximately 15 neighborhood representatives met at our clubhouse to discuss the purpose of our group. Next we invited then Mayor Kelly and now Mayor Acropolis to our clubhouse to meet with our alliance. One of the main issues raised by several neighborhood groups is the zoning problem that our waterfront communities face. The idea of developing a new beach front community zone was entertained.

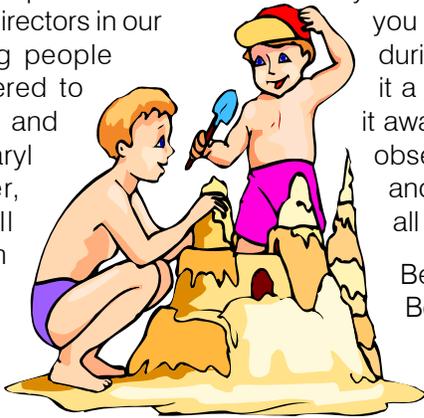
Mayor Acropolis gave new light to our zoning issue. To avoid the cost and time of acquiring variances, the township provides what they call an "Overlay Zone". This may be used when applying for permits. What Continued on Page 5

Beach Committee

Welcome Spring and hello to our all our Cape Friends. I'm Jacques Hermann and your Beach Chairperson for this season. Before I go into the details of my letter, I would like to introduce my committee. The Beach Committee is comprised of four Directors: Ken Biedzynski, Armen Hagopian, Dan Siebenmann and Ray Topoleski. In the spirit of incorporating non directors in our committees, the following people have generously volunteered to donate some of their time and talents and they are: Daryl Fitzgerald, Ray Danner, Frank Sovinee and Bill Swan. What a great team to have and I thank them.

As you all know maintaining a beach is not a simple task which consists of a weekly sprucing up. It needs special attention daily to make it beautiful for those who enjoy it on the weekends. So remember we always welcome additional hands. Our beach is a special place to hold our July 4th and Luau parties, to bring family and friends to picnic, relax and enjoy the view and sunshine. Help us and it will give us all a sense of accomplishment and pride.

So come on down for Beach clean up on Sunday, May 18 from 9:00 AM until noon and May 25 from 12:00 to 3:00 PM. And if you can't make it for the clean up date there are ways you can help. And that is just by



taking care to see that you don't leave behind cigarette butts, wrappers, plastic, cans and such. There are garbage receptacles located on the beach. But please do not throw away any remnants of your fishing trips. Take them home with you and dispose in your own garbage dumpsters. We appreciate your cooperation in this matter. If you see garbage on the beach during a walk to the dock, make it a habit to pick it up and throw it away. If we all take a second to observe, our sand will be clean and a wonderful place to enjoy all summer long.

Beach Opening is on June 21; Beach Closing is on September 1st (Labor Day). Lifeguards will be on duty from Fridays to Mondays.

We are planning some special activities so keep your eyes open for flyers on the bulletin boards on the fence and the clubhouse for advance notice of any activity planned. We expect to have more sand delivered to replenish the beach as well as the replacement of the retaining wall along the fence, the water line and adding wiring.

So join us when you can. We look forward to a terrific season full of sun, fun and enjoying our neighbors and friends. See you at the beach.

Jacques Hermann and committee

Dock Committee

The 2008 boating season is about to get underway and I'll bet everyone can't wait to get started. That's right it is that time of year when we uncover our boats and start getting them ready for summer enjoyment. It's been another very mild winter so that means there might be a little extra mildew to get rid of. Not to worry, I'm sure by now we all know how to deal with that, just one small price to pay for what I hope is a very enjoyable boating season for us all. As you ready your boats for this season, please pay very special attention to your vessels safety



list.(water and fuel lines, blowers, flares, PFD's, etc.)

We do have some boat slips still available so if you or someone you know is interested, please contact me at my home phone (732)262-7993.

On behalf of the Dock Committee and all the Cape Breton Directors I would like to wish everyone a safe and happy boating season.

Don Danner
Dock Chairperson

Cape Breton Holding Company

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Recording Secretary & Past President
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Committees

Beach

Jacques Hermann
Chairperson
 Ken Biedzynski
 Judy Danner
 Ray Danner
 Daryl Fitzgerald
 Armen Hagopian
 Marlene Nagy
 Dan Siebenmann
 Frank Sovinee
 Bill Swan

Club House

Judy Danner
Chairperson
 Mary Ellen Biedzynski
 Lori Breitenbruck
 Sandy Lidz-Cummings
 Ray Danner
 Sandy Danner
 Ken Nagy
 Marlene Nagy
 Denise Swan

Dock

Don Danner
Chairperson
 Ray Danner
 Tom Dennis
 Ken Nagy
 Ray Topoleski
 Bill Swan
 Dan Vucolo

Entertainment

Denise Swan
Chairperson
 Mary Ellen Biedzynski
 Carol Boucher
 Judy Danner
 Sandy Danner
 Joan Dennis
 Jacques Hermann
 Sandy Lidz-Cummings
 Marlene Nagy

Finance

Dan Vucolo
Chairperson
 Ken Biedzynski
 Douglas Cummings
 George McNamara
 Victor Padlo
 Maria Pilipski

Membership

Sandy Lidz-Cummings
Chairperson
 Judy Danner
 Marlene Nagy
 Maria Pilipski
 Frank Sovinee
 Janice Sovinee
 Dan Vucolo

Entertainment Committee

As winter comes to an end here in Cape Breton the plans begin for another spring and summer season here at the shore. That means oh yes the planning of our entertainment events for the year and our annual invitation to become a part of the fun! Last year the entertainment committee had one of its most successful years ever. Even despite the shaky start for our Luau last year we once again proved it never rains in Cape Breton and it turned out to be a very wonderful night. I want to thank every one of my committee members who worked so hard to make our events so successful! Each year we remind all our members that participation is just as much fun as the events themselves despite the hard work.

The St. Patrick's Day Dinner held March 15th was very successful! Everyone enjoyed a night of great food and spending time with friends and neighbors. Our next event is our Spring Fling Themed Dinner. The theme this year is A Cape Breton Sock Hop, so dust off your saddle shoes and poodle skirts

and joins us on May 3 to rock around the clock!

Our summer events have been planned with the dates and details available in the newsletter and on our website. The July 4th Beach Party is scheduled for Saturday July 5th with our usual games, great BBQ and the famous Cape Crusaders gift basket raffle. I am looking forward to another successful summer in 2008 and my committee members are to be commended for all the hard work they put into ensuring that our members are provided with events that are fun, exciting and full of delicious food and good entertainment. As always any suggestions for future events or ways to improve our existing events are welcome as are any offers to help out with any of our events. If you are interested please contact me or any of the entertainment committee members we would love to have you!

Denise Swan
 Chairperson Entertainment Committee

MARK YOUR CALENDAR						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
CAPE BRETON 2008 CALENDAR OF EVENTS						
						St. Patrick's Day
						Saturday, March 15th
						Spring Fling
						Saturday, May 3rd
						Stockholder's Meeting
						Sunday, June 1st
						Beach Opens
						Saturday, June 21st
						Independence Day Beach Party
						Saturday, July 5th
						Italian Night
						Saturday, July 19th
						Luau Beach Party
						Saturday, August 2nd
						Dock Event
						Saturday, August 9th
						Pancake Breakfast
						Sunday, August 17th
						Bonfire Evening of Fun
						Saturday, August 30th
						Stockholder's Meeting
						Sunday, August 31st
						Harvest Moon
						Saturday, October 11th
						Children's Halloween Party
						Sunday, November 2nd
The rain date for outside events will be 1 week later.						

Cape Crusaders

Welcome to Spring 2008. We've had enough of cold, damp weather and look forward to the renewal of the blossoms on the trees and flowers.

Last year The Cape Crusaders Committee held three events. The July 4th Gift Auction, The Century Club and the Blue Claws Outing. The gift auction was once again a grand success. The response to our plea for new items to create beautifully decorated baskets was just wonderful. You were so great in fact that many donations, were not just products that had been gifts, but items some of our members purchased specifically for our auction. We even received donations of baskets filled with goodies all ready to be wrapped for an adult or child. The overwhelming support was amazing and we had a great deal of fun putting the gifts together before the July 4th event. A big kiss and thank you to all who donated items and contributed their time.



We anticipated that our second annual trip to the Blue Claws Stadium to be as wonderful as the first. But as we all know you can't control the weather. The picnic, on the third base line, provided us with a bird's eye view of the game. But as we glanced upward the clouds were swirling and threatening the anticipated fireworks that night. As the thunder and lightening grew closer it was clear that the game might not even go the 9 innings. One lightning came so close that the ball players ran inside and so did we, hiding under whatever shelter

we could find. Eventually the game continued and the Blue Claws won. Unfortunately some of us left to dry off at home.

Our goals so far this year will be the Gift Auction for the July 4th party and The Century Club. We are now accepting new items for children or adults. If you have empty baskets that you do not need, we will be happy to take those off your hands as well. Century Club tickets will be on sale at the Stockholders Meeting. Because of your generosity we were able to donate \$1,000.00 back to Cape Breton in 2007. We hope to do the same this year.

On another note The Crusaders are looking for YOU. Do you have an idea for a fundraising event? Would you like to bring your talents and expertise to help the Crusaders create another tradition? Those of us on the Crusaders Committee enjoy running the Gift Auction and The Century Club, however, we are also involved on all the other committees for The Cape. We want to see new faces with fresh ideas to "kick it up a notch". You may contact any one of the Directors to join us or for information.

The Cape Crusaders look forward to seeing you very soon. Happy Spring!

The Cape Crusaders Committee
Marlene, Judy, Denise, Lori

Century Club Winners

Week 1	Gladys Edwards	\$50.00
Week 2	Ken Adriance	\$50.00
Week 3	Janice & Frank Sovinee	\$50.00
Week 4	Betty Atkins	\$50.00
Week 5	Andrew Dudek	\$50.00
Week 6	Helen Billack	\$50.00
Week 7	Gladys Edwards	\$75.00
Week 8	Carol Mazzara	\$75.00
Week 9	April Ray	\$150.00
Week 10	Tom Barrett	\$400.00

CBHC on the WEB

Come visit our website at www.CapeBretonNJ.org, where you will find information about upcoming events, committees, want ads, current members and more. New features are being added all the time, so check back frequently. If you have something to add, send your submission to: info@capebretonnj.org.

Membership Committee

OPEN HOUSE

The Membership committee will host an open house at both the beach and clubhouse on Sunday, May 25th from 11:00 AM til 1:00 PM. This event is an opportunity for Cape Breton Residents and locals to see what our community has to offer. Board members will be available to answer questions. Coffee and cakes will be served at the clubhouse. Please encourage your friends and neighbors to attend.

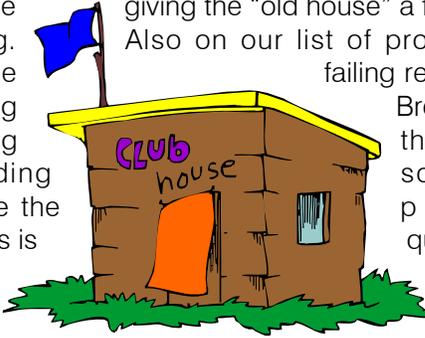
In an effort to increase our membership, any member who refers a new associate member, will receive an event gift certificate after the new member joins the association.

Prior stockholders who wish to rejoin the association, will have their application and stock issuance fee waived.

Sandy Lidz-Cummings
Membership Chairperson

Clubhouse Committee

Hello Everyone- Greetings from the Clubhouse Committee, we hope that all of you had a great Holiday Season and that you are all looking forward to a great spring and summer. Once again we are happy to report that the clubhouse is continuing to evolve. After years of putting most of our efforts on the interior, we will now be focusing on the exterior. Our plans are to realign and re-shingle the roof and improve the appearance of entry way. We will be giving the "old house" a face lift with new siding. Also on our list of projects is replacing the failing retaining wall along Bretonian Dr., the property some stone quite a large things to do and will be done with sweat equity. We will need as many helping hands as we can get. If you have any of the special skills we need or just have some time to donate, we will welcome you with open arms. Remember this is your clubhouse. Come help us work to improve it. Come and enjoy it. Let's make the clubhouse the heartbeat of Cape Breton. Something to be proud of.



The Clubhouse Committee

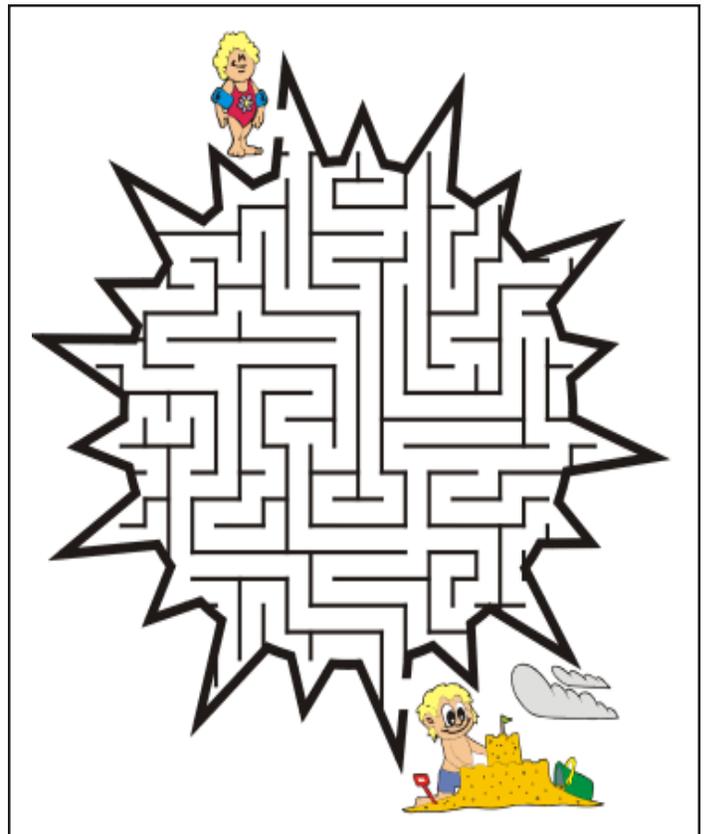
President & Vice-President's Letter - Continued

this means is that we would not be zoned a residential or commercial property, but a "Residential Commercial" property. This can be good news for us in light of the fact that we are **"investigating the possibility"** of constructing a pool on our beach.

A number of stockholders are concerned about how much they will have to pay to have a pool on the beach. Yes, we will have to meet the initial cost but one idea is when the current stockholders, of Cape Breton reach the level of services fees necessary to install and maintain a pool, we can freeze the sale of stock for five years. Yes, home owners may join during this time, but only as associate members. We can freeze service fees for stockholders and meet rising costs by increasing associate fees only. Such long-term vision combined with ideas and commitment from our members, we can achieve a formula for success.

With the dock in perfect shape, the beach and Crabby Shack active, the clubhouse a shiny new center of our community, and our pool on the beach, we may find ourselves in the position where we may have to limit the number of associate members we accept each year. This will ensure that the tradition of Cape Breton Holding Company being the #1 private beach on the Metedeconk River will continue for many years to come.

Just for Kids (of all ages)



Visionary/Capital Improvement Fund

Dear Member:

For the past few years the Board of Directors have discussed and tossed around the following questions. "How do we as a community continue to exist in this changing economic time and how can we save the funds necessary to keep us a thriving community?" Basically how do we save money for our vision projects and capital improvements?" "How do we continue to draw in members and what can we offer them?"

Ideas have flowed during many meetings but we still come up with the same issue. Our service fees are what pay the bills with not much left to save for our future. However, this year we have come up with a possible answer, which may end our search and we want to explain this to you.

This year, attached to your invoice for service fees, will be an assessment fee of \$25.00. This is the amount for this year only. The \$25.00 will be placed in an account for our "Vision/Capital Improvement Fund". Now you may ask "how can we do this without paying tax on the amount we save?" The answer is that we will most likely have to pay a percentage of tax, but the amount will depend on the overall balance of our budget at the end of the year. According to the tax expert we consulted, we can either pay 15% on any profit of the business or 30% of interest we receive whichever is lower. In addition, we have filed for nonprofit status. Although it is doubtful that we will qualify for the 501C-4 status, we did so to find out for sure if the federal government would allow us this status.

The truth is that we all have to pay taxes; this is a part of life. But if we fail to save for our future, we are dooming our association to always borrowing from a financial institution in order to accomplish anything. Then we will have to pay interest on those borrowed funds.

We have accomplished so much in 2007 and we have goals for 2008. We have much sweat equity in our community. But to be frank, our members need to know that we can only do so much ourselves. We all have jobs, families and responsibilities. How long can we do every physical job that needs to be done? We need to plan ahead and have the assets to do so. We need to band together and realize that we cannot hold together our community with good intentions but no financial support. So that is our game plan for this year. We hope to hear your ideas and comments.

Sincerely,

Dan Vuolo
Marlene Nagy