

Helen-Marie Jozwiak
2 Davey Jones Way
Waretown, N.J. 08758

March 17, 2001

Mr. Jim Portale, President
Skippers Cove Beach Club, Inc.
5 Bluebeard Drive
Waretown, N.J. 08758

Dear Jim,

Thanks for the advance copy of the official ADR.
It looks good to me.

I, too, hope we can reach an agreement or at least a compromise without having to involve the ADR committee. That is why I put my request aside pending continued progress. We have come a long way in resolving our difficulties.

One thing I would like to confirm with you which I forgot to mention to you over the phone concern mortgage commitments. It is my understanding before SCBC secures any mortgage it must be put up for vote by all members in good standing. Is this correct?

Also, it is my understanding that if SCBC property is ever sold, SCBC would first have to be dissolved. Correct? If it is determined the tidelands specified in the grants and deeded to SCBC by Skippers Cove Inc. are indeed common property, what do you think would be the best way in handling this if SCBC is sold? Should we provide for this in our by-laws? Perhaps, in case of a sale, these tidelands (if SCBC owned) should be deeded back to the State of NJ?

Thanks, Jim, for answering my questions and for being so easy to approach.

Sincerely,



P.S. I was advised SCBC could own the tidelands without affecting individual property rights subject to the limitation and conditions set forth in the grants.

