

From: John DiGiamberardino <john@oceangrove.org>
Subject: Re: Leases
Date: October 3, 2016 at 11:20:33 AM EDT
To: Barbara Burns <Barbara@burns.net>
Cc: Dale Whilden <Whildens@aol.com>, Ralph del Campo
<ralphdelcampo7@gmail.com>

Barbara:

Thank you for your prompt review and response. I am happy to provide the following clarification.

First, from my understanding, the Camp Meeting Association has never, at any time in its 147 year history, attempted to increase ground rent on any residential lease. In fact, the recent concerns about the subject arose following a single, commercial transaction which, I believe, was not handled the best by all sides. Further, as to existing B&Bs or Inns, the Camp Meeting Association has, as you say, returned to the status quo ante. As such, there will be no attempt to increase the ground rent upon the transfer of any such properties notwithstanding any provision in the existing lease which might appear to prohibit that use. In short, nothing is going to change.

As for "default ", I believe your interpretation is correct as this primarily relates to nonpayment of ground rent. It is worth noting that, to my knowledge, the Camp Meeting Association has never taken any adverse action against a residential leaseholder based on nonpayment except upon transfer.

I hope that this helps and look forward to meeting again with you and others in order to move beyond this issue and toward a more cooperative relationship with the community.

John DiGiamberardino
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Our Vision

The seaside community where all generations can know and grow in Jesus.

Our Mission

The mission of the Ocean Grove Camp Meeting Association, rooted in its Methodist heritage, is to provide opportunities for spiritual birth, growth, and renewal through worship, education, cultural and recreational activities in a Christian seaside setting.