



Middlesex Beach Association Board Meeting Minutes

Saturday, February 25, 2017

Meeting was called to order at 9:30 a.m. by the President, Jeff Sella, at the Bethany-Fenwick Area Chamber of Commerce

Board Members Present:

Jeff Sella, Ellen Throop, Jim Dempsey, Margie Cyr, Tris Kruger, Steve Larsen, and Sharon Adams.

Others Present:

Ginny Heier (RPM), Dennis Snyder (RPM), David Taylor, Dave Burgess, and Mary Byrd.

Review of January 2017 Minutes:

The Board reviewed January 2017 meeting minutes. Jim moved and Margie seconded that the minutes be approved as written.

President's Report: Jeff Sella

Jeff announced that the new Middlesex Beach website is up and running due to lots of hard work by Val Peizer, Jennifer Kazemzadeh and Jay Sella. The website is still a work in progress and Jeff encouraged all to visit the website and submit suggestions or comments. Ellen reminded users that Facebook could be a legal liability and should not be used for Board communication—only the website is official.

Jeff mentioned the recent death of Bruce Schoonover, a past president of MB and long-time community member and volunteer.

Property Managers Report: Ginny Heier (Right Property Management)

The resident email program that we use will only allow 250 recipients and we have 268 web addresses. Because of that, we need to evaluate a different system for sending community-wide emails to property owners.

Dune grass has been ordered—75 bundles for \$1000. Ben McCabe will give a price for planting. Most of the planting should be on the south end of the beach.

February 25, 2017: MBA Board Meeting Minutes

Lease for lifeguard housing is waiting to be signed by Resort Quest. The trash contract will be completed next week. Delmarva Power has been unresponsive about reimbursing us for the fence that burned. Quarterly payment for McDonald's parking has not been received and new agreement not yet signed. Nine properties have been sold this year.

The Board agreed to pink as the color for beach and parking passes. Information for the 2017-18 Directory will be updated — names, gate combinations, calendar of events, etc. Jeff will coordinate setting of combination locks. Emergency numbers for all property owners should be updated.

Treasurer's Report: Jim Dempsey

As of the end of January we are slightly under budget. The major expense that is planned for this year is the Dune Road paving that is waiting for final specifications and timing.

Budget Planning: Jeff Sella, Jim Dempsey, Dave Burgess

The Budget will increase this year due to rising costs—management contract, salaries, etc.

Mary Byrd stated that the MBA highway signs are deteriorating and should be replaced. She had a bid of \$3950 to make and install new signs. Board voted to approve after Jeff Sella inspects and approves the need to replace. Mary also recommended that we consider replacing the landscaping in front of the signs. Lighting for the entrance signs was purchased and waiting for installation.

The Board discussed future needs for capital improvements (roads) and beach replenishment funds. There was a consensus that we should continue to fund these accounts each year in order to be prepared for major expenses.

In either the spring or the fall, Dune Road will be repaved. Because pricing is significantly better to do the entire road at once rather than half at a time, the Board voted to do the full repaving at once rather than half in each of 2 years. The timing decision will be made based on both budget and disruption issues. The road will be slightly widened in order to provide better access for emergency vehicles, trash trucks, etc. All additional width will be on MBA property.

Committee Reports:

- **Building:** Margie Cyr

Currently there are 25 building projects still open. All need to finish by June 30.

February 25, 2017: MBA Board Meeting Minutes

- **Community Facilities:** Jeff Sella

Additional beach fencing is complete. McCabes will no longer be doing ditch work. Jeff and Ginny will meet with new contractor to discuss Bayberry ditches after the meeting.

- **Legal:** Ellen Throop

Ellen distributed and discussed new FHA regulation that communities may be liable for the discriminatory actions of residents who harass or create a hostile environment for other residents.

The Board Went into Executive Session at 11:45 AM To Review:

- A proposed management contract;
- Litigation concerns for two properties after a unanimous vote pursuant to DUCOIA meeting exceptions.

The Board Came Out of Executive Session at 12:30 PM.

Sharon moved and Jim seconded that the meeting be adjourned. Meeting adjourned at 12:30 PM.

Next Board Meeting:

March 25 at 9:30 AM at the Bethany-Fenwick Area Chamber of Commerce.

Respectfully Submitted,
Tris Kruger, Acting Secretary