

AGENDA-MBA Board Meeting—December 14, 2024; 9:30 AM
[Nally Homes; 33222 Coastal Highway \(22 Beach Plum\)](#)
[ZOOM LINK \(Dave's\)](#)

(Agenda is subject to change to reflect issues that arise; items may not be considered in the below sequence)

Call to order; Motion re prohibition of meeting recording

Action item: Motion that no electronic or any type of recording (video and/or audio, etc.) of the Board meeting in any fashion is allowed except via Zoom initiated by the Board or its Property Manager.

Approval of Minutes:

[11/16/24 Board Meeting](#)

General Community Comments

Comments regarding a listed Agenda item should be held until that point of the meeting

(Property Manager's Report)

President's report: Dave Wiecking

Any Exec Session issues below really Open Meeting?

Corporate Transparency Act – information to Paul (IRS filing deadline 12/31/24; stayed in court?)

Code of Conduct (Kate?)

Treasurer's report: Bob Wood

Committee reports:

Budget/Finance/Audit – Bob Wood

Initial background discussion of 2025-26 Budget

Landscaping – Barbara Friedman

Community Facilities – Don Deraska

Commercial – Marty Shecter

Fencing

Building – Margie Cyr

Community Patrol – Kerry Hall

parking passes per property

Beach – Mark McCulloh

Sand – Steve Larsen

Old Business:

Memorial Bench along Beach Plum-Norah Alter for her mother

Beachside Parking Issues

[Pickleball/sports courts DRAFT survey](#)

New Business:

Executive Session:

Bylaws Amendments

Employee Policy

Contracts

Next Meetings:

Board: 1/18/25, 2/15/25, 3/15/25, 4/19/25, 5/17/25, 6/21/25, 7/19/25, 8/16/25

Community: 5/3/25, 8/30/25