



**BOARD MEETING MINUTES**  
**Middlesex Beach Association**  
**May 18, 2024**  
**Via Zoom**

President Dave Wiecking called the meeting to order at 9:30 a.m.

**Present:** Dave Wiecking, Margie Cyr, Bob Wood, Kate Munteer, Paul Bradley, Don Deraska, Holly Fluty Dempsey, Kerry Hall, George Rayburn, and Donna Hugues, Solutions Property Management (SPM).

**Motion re: Recording Meeting** Kate Munteer moved, Bob Wood seconded that recording of any type of the meeting except for the Zoom recording initiated by the Board or its property manager is not allowed. All were in favor.

**Meeting Minutes:** Kate Munteer moved, Don Deraska seconded approval of the April 20, 2024 Board Meeting minutes. All were in favor, except Margie Cyr who abstained.

**Property Manager's Report:** Cathy McCallister (Solutions Property Management) reported that she has had requests from prospective homebuyers checking on our insurance at the request of mortgage companies. Pratt Insurance sends out the necessary certification.

**President's Report:** Dave Wiecking reported.

- Figured out DNREC permitting requirements for installation of Mobi-mats
- Covenant Amendment re: no marijuana-related business -- some people voted "no" because they do not want the businesses, when they should have voted "yes" to amend the covenants. Not sure how widespread this is.
- There were some hiccups with the bulk trash pick-up – cars were parked in the way on Bayberry Rd.
- Guard Shack – floor painted, new locks installed. Trying to install A/C. George Rayburn will provide golf cart maintenance.
- Sinkholes / collapsed metal culverts are becoming a problem. This is not unexpected, and may be especially prevalent on Evergreen.
- MBA provides maintenance for one culvert per property, but homeowners are responsible if they have chosen to install a second culvert. Maintenance agreements for second culverts are available for at least the last five years, and Margie will create a list of these properties.
- Bamboo – Dave used a bobcat to dig up the roots of the bamboo on MBA property on Beach Plum Rd at Bayberry. There are still roots that need to be pulled from the soil. Help welcome. Buckwheat seed to be planted. Should we add fencing at this spot?

**Treasurer's Report:** Bob Wood referred us to his written report that is posted on the website for the period ended April 30, 2024. Financially, we are in good shape.

**Committee Reports:**

**Budget/Finance Committee:** Bob Wood moved, George Rayburn seconded the transfer of \$116,000 to the Beach Reserve Fund. This represents excess funds from FY 2023-24. A question arose about whether all the excess funds should go into the Beach Reserves, rather than some into Capital Reserves, particularly given the need to replace collapsed culverts. Bob feels strongly that Capital Reserves are sufficient for culvert work. All voted in favor of the transfer.

**Community Facilities:** Don Deraska referred to his written report, which covered the May 11 Work Day, striping of East Errett parking, work on necessary culvert replacements, Guard Shack maintenance, walkways and dune crossings, fencing and gates. A list is being compiled of new signs that are needed.

**Landscaping:** Holly Fluty Dempsey reported that Jeremy Hager, Coastal Plant Care, has done its spring pruning and fertilization. She has had a walk-through with Chester River Landscaping, who will provide proposals for what plantings can be done at this time of year. The trees at the northern end of Dune Rd, providing screening from Sea Colony, are in crisis. (Also see written report.)

**Commercial:** George Rayburn noted that the owner of the three new businesses at Errett Rd and Coastal Hwy is trying to open by mid-May. SPM will follow-up with McDonald's. There have been complaints of excessive noise from the drive-through.

**Building:** Margie Cyr introduced a request from Kathy Dryden for a Nally Homes sign to be installed on the building at 22 Beach Plum Rd. The sign is compliant with MBA regulations. Kate Munteer moved, Don Deraska seconded, that the sign be approved. All voted in favor. Margie noted that we are coming up on the last month for construction, and many projects need to be completed.

**Community Patrol (CP) / Security:** Kerry Hall reported that the golf cart has been delivered. New uniforms have arrived. Welcome lunch for staff today, May 18. Dry run for new staff on Thursday, May 23. Full staffing commences Friday, May 24. SPM will order an enclosure for the golf cart in case of inclement weather (about \$230.) Signs noting "Area Under Surveillance" will be installed at Guard Shack.

**Social:** See written report by Kate Munteer. We are selling some merchandise in recognition of our 65<sup>th</sup> year.

**Beach:** Stands have been painted by beach patrol. Marty Shecter will install signs. As soon as we have competition dates, we should put them on the website.

**Sand:** Steve Larsen (No report.)

**Nominating:** Paul Bradley asked if we wish to have a candidate forum by Zoom this year, and if so, when? Don Deraska will be taking a hiatus. Any others, please let Paul know.

## **UNFINISHED BUSINESS**

- Umbrella Insurance – George Rayburn has asked SPM to gather information about how much insurance other communities carry.

## **NEW BUSINESS**

- Commercial Properties get a rebate for the cost of trash removal because MBA does not pay for their trash collection. Bob Wood, Cathy McCallister and Dave Wiecking will review what amount this should be, so that Cathy can have the rebates issued.
- Bylaws Revisions – Paul Bradley will circulate proposed bylaws revisions.

**Move to Executive Session:** Don Deraska moved, Paul Bradley seconded that we adjourn to Executive Session. All in favor. 10:39 a.m.

Board Reconvened at 12:34 p.m.

**Adjournment:** Holly Fluty Dempsey moved, Paul Bradley seconded that the meeting be adjourned. All in favor. 12:35 p.m.

Kate Munteer, Board Secretary

### **Executive Session topics discussed:**

- Violation, 8 Errett, construction of deck without a permit
- Violations, 10 Bridge, tree work on a Sunday/Holiday weekend; roof replaced with no permit
- 26 Short, request for reconsideration of denial to install impervious driveway
- 1 year review of contract with SPM

**Upcoming Meetings:** June 15, July 20, August 17, August 31 Fall Community Meeting

**May 2024  
COMMITTEE REPORTS**

**COMMUNITY FACILITIES, Don Deraska**

**General:**

We had a terrific turnout for the 5/11/2024 work day - 17 in total PLUS 4 folks that scrubbed down then Beach Plum Rd. signs on 5/5/2024 since they weren't around for the 5/11 work day. I'd like to thank Wil Cyr, Holly Fluty Dempsey, Nancy Glasgow, Abby & Neil Imus, Chris Kurtzman, Tom Maslen, Kate Munteer, Jeremy & Val Peizer, Marty Shecter, Emily Sparrow & Dan Winschel for helping Dave & me out on 5/11 and Dave & Linda Uhas and Ed & Mary Beth Hendricks for their efforts on 5/5. I'm really pleased with how well things went and want to share with all these folks the thanks & compliments sent in by many community members. See below for the tasks that were completed.

**Roads:**

Many thanks to Joedy Smith for getting the re-striping of East Errett Rd done. We need to tweak the areas NOT open to parking more clearly (we painted yellow stripes at 1.5 X thickness to the white stripes but apparently that's not clear enough to some folks (who are probably used to parking along the entire street from the past, less clearly marked stripes).

**Drainage:**

Harry Caswell completed jetting out the underground pipes at the west end of each street. A resident pointed out that his culvert was completely blocked (and that Xfinity had to run an auger through it to feed a line) during our 5/4/2024 Community meeting. We looked into this & will monitor all the culverts and pipes to determine how frequently jetting should be done. It seems likely that different streets will accumulate debris @ different rates and that most of the debris jetted from the culverts is rocks & rip rap from the ends at the driveways so coming up with ways to keep these out of the culverts will be fruitful.

The owner @ #8 Errett Rd reported their driveway had collapsed; Lyndon Hitchins was working at @ 20 Errett Rd and will address this (possibly by the time you read this...).

**Guard Shack area:**

We have primed/painting the floor & will have the guard shack ready for operations by the start of the season.

**Beach Walkways/Dunes:**

We installed the Mobi mats on Addy & Errett Rd beach crossings during the 5/11/24 work day. CFC (with input from Marty) ordered one new section for the stretch of Bayberry from paver end to peak of dunes, which was the most eroded section last season. It was supposed to arrive by last Friday and Marty's made several calls to the salesman seeking tracking info. Trash enclosures are cleaned out & trash barrels are in place (with the exception of Bridge & Evergreen which only have 1 barrel out until these enclosures get swapped out...the Evergreen enclosure sticks out too far). We'll look into transplanting any of the remaining beach grass that has grown into the walkways (once I confirm that this is NOT the invasive Japanese sedge grass). Green World landscaping (Frankford, DE; Kate had a good experience

with this crew) will be resetting the pavers to the south of the guard shack (Artesian water valve sticks up, and this is parking for the CP cart) & replace the valve box there [\$1500], reset the pavers on the Evergreen Rd walkway (significant roots making it uneven) [\$1200] & switch the Bridge & Evergreen Rd trash enclosures (Evergreen is larger than any of the others, and research last summer proved that 4 containers are sufficient for normal summer usage at most streets, but Bridge could use a 5th) [\$400]. (Note: we bring extra containers from storage for heavy usage around July 4th.)

**Fencing:**

All gates are reinstalled (the west end of Bridge Rd has a temporary gate in place while the metal frame is being fabricated) & codes updated. We'll be looking into replacing the post & chain @ the west end of Addy Rd leading to Pine Rd with a vehicle-width gate.

**LANDSCAPING, Holly Fluty Dempsey**

Pollinator Garden seeds sowed, fence work started with assistance from Chuck Taylor, signage to be installed soon. Milkweed, Joe Pye Weed, and herbs to be planted once the fence is completed.

Discussions started with Chester River Landscaping on the four top priorities identified in the community survey.

**SOCIAL, Kate Munteer**

The first Happy Hour of the season on May 4 was well-attended and well-received. Next up will be the BBQ Meet and Greet, originally planned for Lifeguards, but now to include the Community Patrol also. MBA will provide beef and pork to be cooked by Tom Glasgow, Bob Wood, and Kerry Hall. Community members are asked to bring side dishes or desserts, their own beverages and chairs to sit in. This is scheduled for May 25 at 5:30 p.m. on East Addy Rd. The committee is working on collecting orders for "65 Summers" commemorative gear (sweatshirts, coffee mugs and tote bags.) Also underway is planning for the 2<sup>nd</sup> Annual Family Block Party scheduled for July 1, and a host of activities for the 65<sup>th</sup> birthday celebration over Labor Day Weekend.