



BOARD MEETING MINUTES
Middlesex Beach Association
June 15, 2024
Online Via Zoom

President Dave Wiecking called the meeting to order at 9:00 a.m.

Board Members Present: Dave Wiecking, Margie Cyr, Kate Munteer, Don Deraska, Holly Fluty Dempsey, Kerry Hall, George Rayburn, and Cathy McCallister, Solutions Property Management (SPM). **Not Present:** Bob Wood, Paul Bradley

Move to Executive Session: Don Deraska moved, Kate Munteer seconded we move into Executive Session for the purpose of addressing building violations and legal opinion about a driveway. All in favor.

Return from Executive Session-topics discussed:

- 9 Bridge – Building violation –no fine
- 8 Errett – Building violation - \$100 fine, past due, rescind passes
- 26 Short – Driveway; board considers this a restoration rather than replacement
- Go Melvo, Inc. contract approved (snoballs)

Call to Order: 9:40 a.m. Dave Wiecking called the open meeting to order.

Motion re: Recording Meeting Margie Cyr moved, Kate Munteer 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: Margie Cyr moved, Don Deraska seconded approval of the May 18, 2024 Board Meeting minutes. All were in favor.

Property Manager’s Report: Cathy McCallister (Solutions Property Management) reported.

- Republic Services (trash) had some confusion with switch to summer schedule, but this has been resolved.
- Chester River (new landscaping contract) is learning what we need done, and seems to be doing well. Cathy is pleased that when a car window was broken by a flying stone, they immediately reported it, and resolved the matter quickly with the car’s owner.
- A final reminder will go out to 39 homeowners and 2 commercial properties who still need to pay assessments. Deadline: June 30. (After feedback from Cathy, it was established that the due date is July 3.)
- Pratt Insurance has not found a source for additional umbrella insurance.
- The first payroll has gone out. All lifeguards and half of community patrol have direct deposit. They will be provided an envelope with pay stub; there is an extra cost from our payroll provider if we want to email the pay stubs. Cathy will check into the cost.

There was discussion about whether we should require all employees to use direct deposit in the future.

- Working with Gary Graff (Community Patrol) and Holden Wingate (Beach Patrol) to get needed supplies.

President's Report: Dave Wiecking

- **Covenant Vote:** Dave will ask Mary Schrider-Fox for the ballot materials. Cathy will make (or update) a spreadsheet to account for the Designated Voting Forms that have been received so that we can get a tally on the vote to prohibit marijuana-related businesses.
- Marty Shecter has agreed to serve as Commercial Committee chair in place of George Rayburn. Thank you, Marty!
- Overflowing trash containers/enclosures continue to be problem. (Renters move out on Saturday, but trash pick-up is Friday and Monday.) It was suggested that Community Patrol (CP) members make note of problems and forward them to Cathy at Solutions. This process will be further ironed out. We also need to be clear about the procedures for notifying the CP about emergency work permits.

Treasurer's Report: Bob Wood was unable to be present, but reported that the Compilation report for FY 2023-24 is complete, and our tax return has been submitted to the IRS.

Committee Reports:

Community Facilities: Don Deraska See written report. Additionally, some post and rope fencing has been installed at north and south ends of beach to help community patrols. Don will review old signs that are worn out and make a list of those that need replacement. Don and Dave will be meeting with Sea Colony about drainage that affects properties on Short Rd.

Landscaping: Holly Fluty Dempsey See written report. Also, we are in a water-stressed environment, and Holly would like, with the help of SPM, to hire people to water plantings. There was no objection. There is money in the budget. First choice will be CP members if any are interested in an extra hour of work in the mornings. Kerry Hall asked for a more precise job description about the watering job. Also, Chester River will be mowing on an "as needed" basis – if no mowing is needed, they may work on other issues such as weeding and clean up. We are still working out the communications between Chester River and us.

Building: Margie Cyr See written report. Also:

Margie Cyr requested support for return of deposits for the following properties which have been inspected, and found to be complete and in compliance. George Rayburn seconded.

45 Dune Road – return of complete deposit, \$11,784.55. All in favor.

34 Bayberry Road – return of complete deposit of \$19,396.88. All in favor.

46 Dune - return of complete deposit of \$5,000. All in favor.

25 Short – return of complete deposit of \$2,897. All in favor.

Community Patrol (CP) / Security: Kerry Hall See written report. Also:

- Night shift fully staffed with pay differential – working well
- In touch with Bethany Fire Dept. regarding pedestrian traffic support on July 4. We will have about six CP staff on patrol that evening.
- Do we need extra CP staff for Block Party? Think not.

Beach Patrol: Mark McCulloh See written report. MBA is funding competition t-shirts this year, and will be reimbursed from sales, with extra funds going to the competition fund. Dave Wiecking would like to see more publicity for Women’s Competition on June 27.

Sand: Steve Larsen Sand Committee is attempting to schedule a meeting over the weekend.

Social: Kate Mounteer See written report. Happy Birthday America Block Party July 1.

Commercial: Marty Shecter The three-part new business is open on Coastal Highway just north of Errett Rd (breakfast, frozen custard, and children’s clothing.) Produce stand fully open. Thanks to Chuck Taylor for his work building and repairing things. (Also thanks to Marty Shecter for the same!)

Nominating Committee: No report. Deadline: July 20 for current Board members whose terms are up to announce if they will run again.

UNFINISHED BUSINESS

Bylaws - Paul Bradley has drawn up a draft for some bylaws changes after having solicited input from Board members. There is a proposal to change the fiscal year. The draft will be circulated to the Board.

NEW BUSINESS

Beach Plum Road Fencing – do we need new fencing to unify the look? TBD

US Wind Hearing – A member has asked us to take a position. We would need to take a poll of the complete community. No action being taken.

Fence falling on pollinator garden – Dave will take photo and send it to Cathy so she can notify the owner. (27 Errett)

Motion to adjourn: George Rayburn moved, Don Deraska seconded that the meeting be adjourned. All were in favor. 10:35 a.m.

Upcoming Meetings: July 20, August 17, August 31 –Fall Community Meeting

Middlesex Beach Association Committee Reports – June 2024

BEACH COMMITTEE, Mark McCulloh

- We are fully staffed (happily) with 17 full-time guards and 8 part-time guards. As discussed earlier, this continues to be more challenging every year.
- We have taken the base to \$20 an hour with the board's approval. North Indian and Indian Beach are enthusiastically doing the same. They are relieved we are doing what's necessary to retain our guards. They are very happy with the service we provide.
- Junior Guards starts on 6/15 and we are full! We have 30 kids in the program and it's one of the best on the beach. We really don't need any support for the program, it's self-sustaining. I keep asking Holden if he needs anything, but he says he doesn't and everyone else is thrilled with it the way it is. This is an important program as it builds our pipeline for future guards.
- Slow week this week after a very busy Memorial Day. We have used that slow time for intense procedure and first responder training.
- Our first hosted competition is coming up on the 27th of June. The very popular all women comp. The only one like it on the beach. Since I have been overseeing the guards, I have funded the purchase of the comp tee shirts and managed the proceeds. That came under scrutiny last year as some issued concerns how the funds were handled. Or, at least, concerns there was no record keeping. That didn't sit well with me as I never recouped 100% of my contributions for those shirts and funded things like rain jackets, MXB changing towels, prizes and travel expenses for nationals. I won't be doing that via the t-shirts anymore, so the board needs to figure out another way. Basically, we order anywhere from 80-100 shirts for each comp (we have two). The cost has ranged anywhere from \$800-\$1100 bucks and we tend to double that in proceeds. Bob set up a separate bank account for this last fall after the concern was raised. I need to know asap as I have to have the order in for the shirts soon for the first comp or we won't have them. Please advise.
- Lastly, big shout out to Marty and Chuck Taylor for helping the crew repair and pant stands. I will, personally, find an appropriate way to thank them but wanted everyone to know of their contribution

Thanks, once again, for all the tremendous support.

(continues)

BUILDING COMMITTEE, Margie Cyr

We are in the final month of the construction season in MBA; and we are beginning to close out some of the projects. There are still several of the large projects that will close out in the next two weeks. One will cease work on June 30 and begin again after Labor Day. We are beginning to receive notice of projects to start after Labor Day. We have a house demolition and new house build on Dune Road that is waiting for approval. We encourage any homeowner that is considering a project to reach out to the Building Committee early in the process to make sure all details are taken care of before project submittal.

COMMUNITY FACILITIES, Don Deraska

General: I'm working on getting the "litter patrol" signup onto the website...though Community Patrol has been performing this during their regular "drive arounds." Will plan to include Beach Plum Rd this year.

Roads: We've added additional yellow markings along east Errett Rd to try to make it more obvious to people parking there to avoid blocking the driveways. Many thanks to Joedy & Carol Smith for their help & patience.

Drainage: We've had sinkholes develop on driveways due to failed culverts @ 121 Evergreen Rd & 14 Short Rd. Both have been temporarily addressed by stenting the existing culvert with a smaller plastic pipe and backfill with or redistributing gravel. We're keeping an eye open for additional failures (likely any of the remaining steel culverts) and will implement this temporary repair process when needed (Dave has crafted the necessary hoe extension to help with this and I feel we are getting better and more efficient @ the process with each job done!)

Guard Shack area: AC is being installed. Siding could use some scrubbing and door trim needs to be repainted.

Beach Walkways/Dunes: All Mobi mats are installed for the season. Someone asked why we don't install a Mobi mat on the Bridge Road dune crossing. We will consider this in the future (for this year we decided to test out installing an additional Mobi mat on the initial portion of the Bayberry Road dune crossing).

It seems likely that the beach grass that has grown into the walkways IS invasive Japanese sedge grass (though this needs to be confirmed). If so, it is NOT appropriate

to transplant it. I'll check in with Mike Jantzen as to whether he's learned of any effective ways to eradicate this.

Green World Landscaping reset the pavers around the Guard Shack (and installed a new valve box) and on the Evergreen Rd walkway. They switched the Bridge & Evergreen Rd trash enclosures and Marty Shecter/Chuck Taylor reconstructed the trash enclosure at the guard shack so that it fits better & is sturdier - THANKS guys! I have fixed the pavers on the east end of the Bayberry walkway (uneven due to root growth).

Many thanks to Patti & Tim Sheffey for completing repair work of the dune fencing along the beach (this was not completed during our May work day and they graciously volunteered to finish the work).

Some of our Lifeguards scraped & painted the stands to have them ready for the season and Marty Shecter attached the numbers & information boards to them.

Fencing: We're still looking into replacing the post & chain @ the west end of Addy Rd leading to Pine Rd with a vehicle-width gate.

LANDSCAPING COMMITTEE, Holly Fluty Dempsey

As determined by community voting, the three top priority areas of Middlesex Association property (our entrance to beach side on Bridge Road; the two median strip signage areas, and six road entrances on the Pine Side) were pruned and planted with annuals by Chester River Landscaping the Friday of Memorial Day weekend. The fourth area, which is Beach Plum, was scheduled to be trimmed and weeded however the work was delayed a week due to rain. All four areas were subsequently mulched by the end of the first week of June.

Installation of the Pollinator's Garden is complete. The fence remains under construction. Buckwheat seeds were sown on the bamboo removal area to serve as a fast-growing cover crop and provide walking space for the July 4th Family celebration.

Chester River Landscaping is becoming more familiar with the areas to be mowed and trimmed throughout the community. On June 7th a rock in a driveway was dislodged by one of their mowers and broke the window of a car parked on the property. Communication with the property owner, Solutions Property Management, and Chester River Landscaping was immediate and resolved successfully. Design elements for the fall planting season are in process with the plan for the Board to review the draft scopes of work and budget no later than the August Board meeting.

SOCIAL COMMITTEE, Kate Mounteer

- The May 25 Meet and Greet BBQ was well attended by nearly 200 people. Thanks to Toni Wood and Nancy Glasgow for organizing this fun event, and to our grill masters, Tom Glasgow, Bob Wood, and Kerry Hall.

- The Thiedes, at 26 Short Rd, will host a Happy Hour on June 15 from 5-7 p.m. We are looking for a July host.
- The second annual “Happy Birthday America” Family Block Party is scheduled for July 1, (rain date July 2), from 6-8 p.m. along Beach Plum Road between Errett and Bayberry. This is being ably coordinated by Linda Uhas and Mary Hendrick. There will be fun and games for all, but especially the kids. Volunteer help is being recruited.
- Plans are still underway for a series of events over Labor Day weekend celebrating our 65 summers.
- The sale period for anniversary merchandise has closed, and the products should arrive soon. Thanks to Nancy Glasgow and Toni Wood for organizing this!

COMMUNITY PATROL COMMITTEE– Kerry Hall

- We remain fully staffed; all shifts are currently covered including all night shifts.
- No issues with staff to date, new members are trained and continuing to learn on the job. Gary is tracking performance real time and will be communicating feedback real time on strengths and improvement opportunities to each individual.
- No significant “Incidents” so far this summer, 3 Incident Reports have been filed to date for minor matters. Security camera is functioning as intended and has been helpful to date and in fact fully captured one of the incidents. We will continue to evaluate whether to expand and add cameras in the future.
- I have received unsolicited feedback from several community members noting the increased presence of CP on the beach after lifeguards leave duty. Patrolling the beach on polaris, picking up trash, enforcing the no dogs on beach rule, etc. CP has been asked to focus the night shift on the beach from 5-8pm.