



BOARD OF DIRECTORS MEETING
Middlesex Beach Association
August 17, 2024
Online Via Zoom

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

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

Meeting Minutes: Bob Wood moved, Margie Cyr seconded approval of the July 20, 2024 Board Meeting minutes. All were in favor.

Motion re: Recording Meeting Don Deraska 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.

Property Manager's Report: Cathy McCallister (Solutions Property Management) reported that the mailing regarding the End of Summer Community Meeting has gone out, along with an Email blast with all the necessary information. Trash rebates (rebates from assessment) have gone out to all the commercial properties that contract for their own trash removal.

President's Report: Dave Wiecking reiterated that we have a community meeting on Saturday, August 31. He has been busy measuring speed bumps and collecting data about them in response to community comments. There are anywhere between 2 and 7 speed bumps per street, ranging in width from 2 ft to 8 feet. No decisions have been made about what to do about this discrepancy.

Treasurer's Report: Bob Wood referred us to his written report that is posted on the website for the period ended July 31, 2024.

- T-shirt sales for the Geoff Myers competition netted around \$1400 (\$2550 total sales), while the women's comp cleared about \$950. These funds will help fund lifeguard competition travel.
- 65 Summers merchandise sales earned the community \$2,250, which has been credited to Social activities.
- Our taxes have been paid, but the IRS applied some payments to the wrong fiscal year. We will pay what the IRS says we owe, but Bob will work to correct the records and be sure all past payments are applied correctly.

Committee Reports:

Community Patrol (CP) / Security: Kerry Hall reports no real changes since his recent reports. Looking ahead, he and the CP staff will use a more flexible staffing approach for September. In the past, they offered full coverage for the two weekends after Labor Day, regardless of weather or crowds. This year, they would like to provide staff for the full month of September, assigned more flexibly and according to need.

Community Facilities: Don Deraska reported that there is a laundry list of things that need to be done, as there always will be, and the committee is working through the list. One task is the “no left turn” sign at Dollar General. Reach out to Don with specific questions about any needs. Although stepping down from the Board, Don will continue to participate on the Community Facilities Committee, whether as chairman or a member.

Building: Margie Cyr reported there are several large projects that have been approved and scheduled to begin right after Labor Day, including demolition of a house on Dune Rd. There will be a lot going on. Margie recommends we seriously consider hiring a construction monitor to circulate through the community and keep an eye on things that have been done in the past (most recently 2011, when our Community Patrol supervisor performed this task). Gary Graff has worked well with Margie on similar issues over the summers. We will need to figure out how to pay for a construction monitor, because it has not been budgeted, although it should be covered by building permit fees. Bob Wood reported that we may expect to take in between \$11,000 and \$15,000 in permit fees this year. Margie will work with the Building Committee to come up with a proposal.

Landscaping: Dave Wiecking reported for Holly Fluty Dempsey. She has been working with Chester River Landscaping to develop a proposal for the priority areas identified by the recent community survey. MOTION: Don Deraska moved, Margie Cyr seconded that we permit expenditures from Capital funds of up to \$15,000 to implement the Chester River landscaping proposals. There was agreement about removing the rocks from the Bridge Rd. entrance portion of the proposal. There was also discussion about the pros and cons of having volunteers plant the street end “gardens” on the pine side. After discussion, the motion passed, 8-0.

Social: Kate Mounter reported on the 65 Summers celebration to be held on August 31.

Beach Patrol: Mark McCulloh – see his written report.

Sand: Steve Larsen, Margie Cyr, Paul Bradley and Dave Wiecking will be working on this.

Commercial: Marty Shecter reported that the new business, 19Dough1, is doing well, and hopes we will continue to support it. There are no issues with the commercial properties at this time. Work will be done to address the fencing needs along Beach Plum Rd.

Nominating: Paul Bradley reported that we have four candidates for the four open spots on the Board. The Candidates forum will be online August 19 at 6:30 pm.

UNFINISHED BUSINESS

Bylaws – Dave Wiecking has sent the draft previously circulated to the Board to the Association’s attorney, Mary Schrider-Fox for review to be sure they are compliant with our other governing documents and Delaware law. When we get the draft back, we will begin soliciting community input. Bob Wood reported that our accountant is not in favor of us changing our fiscal year.

Pickleball / Outdoor Activities / Quiet Hours We need to gather community input about these topics in the off-season.

Golf Carts / LSVs and Parking - A group should convene to look into this in the off-season, including getting community input, and making a recommendation to the Board. Dave has received an expression of interest from a community member.

Covenants Vote – We are pretty sure we have sufficient votes to approve the change regarding no marijuana-related businesses. Hope to confirm this before the Community meeting.

NEW BUSINESS

Memorial Bench – Nora Alter had asked about installing a bench in memory of her mother, perhaps along Beach Plum near the Little Free Library. Margie Cyr has some price quotes, and Dave and she will look into this. Anyone else interested is welcome to join them. The bench will be paid for by the donor.

Mobi-mats – Marty Shecter indicated that the daily use of a Polaris on the existing Mobi-mat at Bayberry Rd dune crossing did not seem to be damaging the mat, and asked the Board to consider purchase of additional Mobi-mats for this very often used walkway.

Adjournment: Don Deraska moved, Paul Bradley seconded that the meeting be adjourned. All were in favor. 9:58 a.m.

Kate Munteer, Board Secretary

Upcoming Meetings: August 31 –End of Summer Season Community Meeting