



BOARD MEETING MINUTES

September 21, 2024

Nally Homes, 33222 Coastal Hwy
and Via Zoom

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

Board Members Present: Dave Wiecking, Margie Cyr, Bob Wood (online), Kate Mounter, Paul Bradley, Barbara Friedman, Kerry Hall, Alan Lescht (online), George Rayburn, and Cathy McCallister, Solutions Property Management (SPM); Committee Chairs Don Deraska and Marty Shecter.

Motion re: Recording Meeting George Rayburn moved, Margie Cyr 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: George Rayburn moved, Bob Wood seconded approval of the August 17, 2024 Board Meeting minutes. All were in favor.

Community Comments: None at this time.

Property Manager's Report: Cathy McCallister (Solutions Property Management) reported that SPM is wrapping up the summer season, including payroll (Beach Patrol and Community Patrol.) SPM will be hiring CP Supervisor Gary Graff in the offseason to do be hired as an employee of SPM. He was being considered to be hired by MBA to take on the potential role of Construction Monitor, doing additional inspections beyond what's called for in the SPM contract (expires 3/31/25), but will be doing all inspections for SPM at no additional cost to MBA.

President's Report: Dave Wiecking

- Three people have volunteered to serve on a Beachside Parking Review Group. They are Solange Mintz, David Liddle and Cindy Keller. They will be asked to make recommendations to the Board about ways to improve or maximize beachside parking (including parking of golf carts, bicycles, etc.) It was suggested a beachside resident also serve on the group.
- We received a message from Bethany Beach Volunteer Fire Company (BBVFC) about difficulty getting equipment around the corner of Dune Rd and E. Short. After discussion, it was agreed that Cathy McCallister would contact the homeowner on that corner about potential damage to landscaping, and removal of a fence section that had been installed by MBA. The CFC will try to find a different location for the street name signs, and also trim the branches against the chain link fence they noted.

Treasurer's Report: Bob Wood referred us to his written report that is posted on the website for the period ended August 31, 2024. He also reported that the money collected from assessments earmarked for our beach and capital reserve funds has been transferred to those

accounts held by Morgan Stanley. Bob will consult with our investment advisor, CW Mitchell, about moving those funds into various length CDs.

Committee Reports:

Budget/Finance Committee: Bob Wood. No additional report.

Community Facilities: Don Deraska. See the written report.

- Organizing a workday to take up and store the Mobi Mats. Also arranging for winterization of the foot washes and guard shack.
- Fencing – looking at fencing along Beach Plum behind commercial properties
- Swales - per contract with Chester River Landscaping, swales should be cleaned this fall. SPM will follow up on specifics.
- Working with community member Bill Graves to establish a system to measure how stormwater moves through the community or into the ground, and how quickly.
- SPM will follow up with the property owner at 27 Errett about a leaning fence section behind the pollinators' garden, and offer to have it repaired at their expense if they can't get to it.
- Mark Reilly raised a question about our meeting with Sea Colony about drainage issues at the west end of Short Rd. (Due to actions taken by Sea Colony, additional water flows onto a swale that can overflow onto individual homeowners' properties on Short Rd. This has been a longstanding problem; the swale has existed since long before MBA and Sea Colony were developed.) Don Deraska reported that unfortunately, nothing much came of the June 15 meeting. It was also noted that Sea Colony has a new management company, and at least our upper level contacts will be replaced. Don asked that the Short Rd owners keep the Board informed about water issues going forward.
- We are looking to purchase an additional 150 ft of Mobi-mat that would extend the Bayberry dune crossing mat to the beach for next summer. This had not been done before because we wanted to make sure the guard vehicles would not damage the mats. Discussion ensued about a "Coco Mat" being used elsewhere along the coast. Marty Shecter will explore this more, but it doesn't seem to come in a good width for our needs.

Commercial: Marty Shecter and Margie Cyr worked with Dollar General to get the permits needed to undergo renovations. The store will be closing on 9/22, and be closed for about 2 weeks. 19Dough1 plans to stay open all year, and now offers sandwiches. Marty is also looking at the fencing behind the commercial properties between Addy and Bridge. Some of the property corners have recently been marked (not by MBA).

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

- All of this year's staff want to return next year.

- Supervisor Gary Graff will inventory all equipment, as well as noting where it will be stored. He will work with George Rayburn to make sure the vehicles are maintained and stored.
- Our scanner for scanning beach passes is broken. Kerry questions whether we need a scanner, or would paper record-keeping suffice. Dave indicated that he would pull together information on Beach Privacy and why this system was developed.
- Dave Wiecking thanked Kerry for his great work in overhauling employees and procedures. Kerry noted that Gary Graff did a great job as supervisor of the CP this year.

Beach Patrol: Bob Wood reminded us that funds that would have traditionally been used for Beach Patrol (lifeguard) bonuses were rolled into hourly wages this year. He will check with Mark McCulloh, BP Committee chair, to be certain no bonuses need to be processed.

Building: Margie Cyr (see written report)

- Margie Cyr moved, George Rayburn seconded return of \$1,000 demolition deposit to 11 Dune Rd. All were in favor.
- Margie Cyr moved, George Rayburn seconded return of deposit of \$6779.60 to 8 Errett. All were in favor.
- President Wiecking noted that nothing in the governing documents indicates that the Board needs to approve return of construction deposits, but the Board does need to approve withholding any amounts of money for various infractions. Moving forward, if no infractions have been noted, the Building Committee can determine when to return the deposits, and merely keep the Board informed. All were comfortable with this arrangement.
- Margie shared with Cathy McCallister (SPM) the “Construction Monitor” position description that was used in the past. Cathy will meet with Gary Graff to discuss the specifics of the position.

Landscaping: New Board member, Barbara Friedman, met with outgoing Landscaping Chair Holly Fluty Dempsey and Dave Wiecking to get briefed on a very long list of landscaping activities and needs. Lynn Bufka, Cindy Keller, Terri Reilly and Peggy Taylor have volunteered to serve on the Landscaping Committee.

- The recent proposal by Chester River for landscaping at our various “signage beds” (Bridge Rd entrance, median of Coastal Highway and Pine Side street ends) is still being reviewed.
- The Chester River contract for general mowing and grounds maintenance ends December 31. This includes swale cleanout and pine needle collection and spreading. Don Deraska volunteered to provide oversight for these projects. SPM will reach out to Chester River to set dates, etc.

- If neighbors want to bag pine needles to be used for mulching along Beach Plum, they may either distribute them themselves, or bring the bags to Margie’s yard at 25 Addy Rd. (Cathy McCallister noted that she manages a small community called Bayberry Woods that has lots of pine needles we may wish to collect.)

Sand: Paul Bradley reported that Gahagan, Bryant & Associates (GBA) has submitted a proposal to help us through the application process for a 10-year permit to purchase dredged sand for beach replenishment should that become necessary in the future. There are many questions about the proposal and the costs, and how it relates to the work GBA did for MBA several years ago that was eventually abandoned. Sea Colony is about a year ahead of MBA in this process, and has received approval from the Army Corps of Engineers (which we have seen), but just recently got DNREC permits (which we have not seen, and reportedly call for some “special conditions”).

Social: Kate Mounter (see written report.) The Board thanked Kate and the Social Committee for work on the 65 Summers of Middlesex Beach celebration.

UNFINISHED BUSINESS

- Proposed Bylaws revisions remain with our attorney, Mary Schrider-Fox. We will move forward after hearing from her.
- Nora Alter would like to install a memorial bench (or other tribute) for her mother Maria. The Board did not object to this being placed by the Little Free Library on Beach Plum. Another option was a small plaque on a large rock she used to sit on during her frequent walks. Margie Cyr to follow up.
- Alan Lescht volunteered to chair a group to consider what, if anything, we should do about pickleball courts, basketball hoops, outdoor lighting and other things that might bother neighbors. One possibility is to limit hours for outdoor sports activities. Paul Bradley offered to help. It was suggested that we include questions about this on an upcoming community survey.

NEW BUSINESS

- Community Survey? Dave Wiecking will circulate questions from the community survey he drafted last year, which eventually went out focused on Landscaping concerns. Other Board members and committee chairs are invited to suggest their own questions.
- Beach Etiquette - While we agree there are no good rules for enforcing beach etiquette, we believe members (and renters) can be enlightened about how to use the beach respectfully. Margie Cyr offered to draft something for the spring packet. Tom Glasgow also has ideas about this.
- Security Cameras – Perhaps we would benefit from having more security cameras. Installing these any distance from the guard shack presents difficulties (electricity and data feed back to the Guard Shack). Cameras at Bridge and Beach Plum are technically feasible, but certainly much more expensive than the 2 currently mounted on the front

of the Guard Shack. Kerry Hall will research possibilities with the supplier of our current system.

- Rich Certo raised a question about drainage to and along Kent Avenue. Paul Bradley, Margie Cyr and Dave Wiecking have a phone call scheduled with DelDOT on this topic on September 26.

Adjourn to Executive Session: George Rayburn moved, Paul Bradley seconded to adjourn to Executive Session. All approved. 11:20 a.m.

After discussing Community Patrol staff bonuses and a Board operational Meeting, the Board reconvened in open session at 11:35 a.m.

Adjournment: George Rayburn moved, Paul Bradley seconded, that the meeting be adjourned. All were in favor. Time: 11:36 a.m.

Kate Munteer, Board Secretary

Upcoming Meetings: Board: 10/19/24, 11/16/24, (12/14/24 tentative), 1/11 or 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

MBA Committee Reports September 2024

Building Committee - Margie Cyr

As expected, this fall's construction season has started off right away with lots of activity. There are currently seven (7) large projects under way on the Pine Side and five (5) on the Ocean Side. We are anticipating a few more large projects. And nineteen (19) small projects in the community. The small projects often are short-term, so this number fluctuates on a weekly basis. I'd like to thank Gary Graff and members of the Community's Facilities Committee for their help with managing the arrival and departure of pile driving equipment at 11 Dune.

The Building Committee is working on modifying the Construction Monitor contract from 2012 in the event the Board considers hiring a Construction Monitor to help the committee manage the projects.

Community Patrol - Kerry Hall

- Performance Evaluations have been completed and discussed with all staff. All have indicated they would like to return next year.

- We pulled the plug on September flexible staffing; it became evident that staffing was not necessary when Beach Patrol was not on duty and when Sea Colony and once SB crowds lessened post Labor Day.
- Gary is in process of documenting the status of all CP equipment (Golf Cart/Radios/Phone/Chairs/Umbrellas) and will coordinate with Equipment Czar George Rayburn for any necessary maintenance and then winter storage. We currently plan to use Indian River Golf Carts again for winterizing and storage of Golf Cart.
- Only new Incident Report since last month's meeting was a 24 hour visit from what appeared to be a homeless individual who spent some time in the Dollar General parking lot and also the intersection of Bridge and Beach Plum where he was discovered sleeping utilizing one of the large stones on that corner as a pillow. Gary handled the issue without incident, and he has not been seen since.
- Topic for future meeting - whether to add additional security cameras to the system installed this year. Currently covers from guard shack to Route 1 entrance and north on Dune

Landscaping – Dave Wiecking for Barbara Friedman

A changeover meeting was held the morning of September 20 with Holly Fluty Dempsey and Barbara Friedman.

The top priority right now is ironing out the specifics of the proposed plantings for the various signage beds in the community (two at Bridge entrance, two in the highway median, six along Beach Plum). We discussed Chester River proposal from late August in light of modifications requested by the Board. Christina and JoAnn will be available to take care of watering this fall; some work needs to be done to make the watering trailer with its 100 gallon tank completely functional.

Second priority is a new contract for Tree Trimming and Maintenance (presumably with Coastal Plant Care). I have a meeting scheduled with Jeremy Hager on Friday 9/27 to discuss upcoming work. Very important is figuring out what he considers “trees” versus “bushes” so we know what trimming would need to get handled by others.

Third priority is getting a new contract for Grounds Maintenance (presumably with Chester River) in place hopefully by year end. The current contract covers mowing/string trimming and also specific work in drainage swales. Weeding of beds along Beach Plum should be covered by somebody, as should trimming of “non-trees” in this area and on the beachside. There are significant overgrown areas that block views at intersections and along Dune Rd the parking spaces are not fully available. There are also some areas on the pineside where low hanging branches should be cut back on the sides of the roads (Addy in particular).

Community Facilities – Dave Wiecking for Don Deraska et al

Don is planning a work session for 10/5/24, primarily to take up the MobiMats (Marty already pulled up the easternmost section at Addy before the high tides this past week).

Consideration is being given to recommending purchase of additional sections for Bayberry for next year (current estimate: \$9,000 total). Oceanside plumbing will be winterized after the 10/12-14 long weekend.

George will check the vehicles in the next few weeks; as Kerry states the CP cart will go into storage at Indian River Golf Carts.

Social - Kate Munteer

The 65 Summers "Seaside Soiree" on August 31 was attended by 221 people, all of whom remained in good spirits despite some glitches with parked cars and the late arrival of the caterer. Ticket sales, coupled with \$2,000 from the MBA budget, left us only \$25 short of covering the total costs of \$5,436. There is additional money in the Social account from merchandise sales that will cover the shortfall. A large group photo was taken on the beach, but folks did not linger to enjoy the "Lanterns on the Beach" activity. Likewise, the "Middlesex Plunge for a Purpose" was poorly attended, but those of us who were there had a great time, and are grateful to Holden Wingate for Beach Patrol support. We also want to thank Ann Raskauskas for helping to collect food donations. We are looking forward to a Happy Hour and Bourbon tasting on October 5 at the home of Tim and Patti Sheffey.

End