



MIDDLESEX BEACH ASSOCIATION BOARD MEETING
October 29, 2016

Members Present: Jeff Sella, Jim Dempsey, Tris Kruger, Margie Cyr, Judy Bennett, Steve Larsen, and Jennifer Kazemzadeh and Sharon Adams

Others present: Larry Parsons (Atlantic Shoals) and Mark Kiesewetter (Woody's BBQ)

Meeting was called to order 9:40 AM

Tris Kruger resigned as President. Sharon Adams motioned to nominate Jeff Sella President. Jennifer Kazemzadeh seconded. Jeff Sella was unanimously elected Board President.

Tris Kruger motioned to have October 1, 2016 Minutes approved. Judy Bennett seconded. The October 1 Minutes were unanimously approved.

Jeff Sella requested that visitors introduce themselves. Larry Parsons announced that he would be opening a new location of Atlantic Shoals Surf shop in Middlesex Beach where the food mart is currently located. He provided pictures of his other locations. He will most

likely have a sea foam green exterior color for this store. Larry Kieswewetter introduced himself as an owner of Woody's BBQ in Chincoteague. He is requesting that the Board look at the feasibility of opening a mobile BBQ at the vacant lot next to the future Atlantic Shoals Surf Shop. Larry also stated that his locations serve as a destination, not just a place to eat. Board members expressed their concerns with traffic, noise and odors. The Commercial Committee agreed to review Covenants to determine if such proposed use would conform to our Covenants and research the suitability with neighborhood.

Steve Larsen went over his revisions of the Construction Violation Notice. Steve said that Ellen Throop requested that the Violation refer to a specific Covenant. Steve agreed to make further tweaks and circulate the final draft to the Board at the next Board meeting.

PRESIDENT'S REPORT

Jeff Sella reported that there were 39 properties that have been sent warning notices of continuing Recycling /Trash bin violations. On RPM's last drive through there were 19 properties that were in violation. Steve Larsen reiterated the need to enforce this regulation. Jeff Sella agreed to draft a letter that will go out to the Community that will remind residents of this regulation. Jennifer Kazemzadeh reported that South Bethany has ordered a title search for Pine Rd. Jeff Sella stated that

he would request a meeting with the Mayor of South Bethany to discuss the ownership of Pine Rd.

WEBSITE

Jennifer Kazemzadeh met with Val Peizer and Dave Wiecking to discuss future website for Middlesex. Val agreed to research the best option and report back to the Board. Hopefully the new website will launch by January 1, 2017.

DNREC

Margie Cyr distributed copies of the DENRC building line. Margie explained that there have been an expansion to the properties that are now required to obtain a DNREC permit. Previously the properties that were on the Build line were required to apply for a DNREC permit. Now this requirement has extended to 3 buildable lots from the Build line. Margie further explained that there is a 4 step process that is required for any building east of the Build line. Jennifer Kazemzadeh also added that in a case of either substantial destruction or an improvement the project now has to meet more stringent requirements. After a determination is made by DNREC, the new structure may or may not be in the same footprint due to the fact that Middlesex (and any other private beach) does not receive state or federal funding for Beach replenishment, which means that a building or other structure may be prevented from being rebuilt east of the Build line

Tris Kruger motioned to approve Security bonuses. Margie Cyr seconded. Security bonuses were approved. Sharon Adams motioned to approve Lifeguard bonuses. Jim Dempsey seconded. The Lifeguard bonuses were approved seven Members approved 1 Member opposed.

TREASURER'S REPORT

Jim Dempsey said past problems with RPM have largely been resolved. There are only a few outstanding financial reporting issues. Jim confirmed that our four bank accounts reconciled for our financials this month. There are a few property owners who have not paid their 2016/17 MBA assessments. RPM is following up with the owners to collect the funds. Jim reported that the Finances are in good shape. In relation to the budget, there are no significant expenditures over under budget for Beach Activities, the Capital Improvement Fund and the Beach Fund. Some plans under the two Funds have been delayed. Ginny from RPM is getting information from DNREC on what is needed to preform work on pine side ditches.

BUILDING

Margie Cyr requested a letter to be sent to 18 Errett in reference to providing a plot plan for driveway. There are three active locations in construction. Margie will meet with Building Committee 10/30.

COMMERCIAL

Judy Bennett sent a notice to the produce stand to clean up debris. The debris has been cleaned up. The Dollar General needs to be reminded that enclosure doors must be closed at all times.

Steve Larsen recommended to possibly extend RPM contract month to month until the proposal could be reviewed by our Legal Committee.

Tris Kruger motioned to adjourn. Sharon Adams seconded.

The meeting was adjourned at 12:30 PM