



## Board Meeting Minutes

Saturday, March 25, 2017

Meeting was called to order at 9:30 a.m. by the President, Jeff Sella, at the Bethany-Fenwick Area Chamber of Commerce

### **Board Members Present:**

Jeff Sella, Ellen Throop, Margie Cyr, Tris Kruger, Sharon Adams, Judy Bennett, Jennifer Kazemzadeh, Jim Dempsey, and Steve Larsen (via phone).

### **Others Present:**

Ginny Heier (RPM), Dave Burgess (RPM), Dave Taylor (Beach Patrol Committee), and Eric Barry (Community Member).

### **Review of February 2017 Minutes:**

The Board reviewed February 2017 meeting minutes. Tris motioned and Margie seconded that the minutes be approved as written.

### **Review of February 2017 Executive Minutes:**

The Board reviewed February 2017 Executive minutes. Tris motioned and Jim seconded that the minutes be approved as written.

### **President's Report:** Jeff Sella

Jeff Sella reported that the new MBA website was hacked. He requested that the Board ratify his purchase of cyber security for the website. Ellen Throop motioned to approve for the actions taken by Jeff and the cost of Cyber Security for new website. Jim Dempsey seconded. The motion was approved.

The Blog section on the site will be called "Board Communications." This section will be used to inform community members of Board activity and Community happenings. Jeff agreed to send the Board any communication prior to publishing for approval.

There will be a meeting May 6th at 2 PM to discuss Pine Road issues. The Board agrees that Median signs need to be painted. Jeff also agreed to send Burbage an email about discussing potential traffic flow changes for his commercial property.

## March 25, 2017: MBA Board Meeting Minutes

### **Property Manager's Report:** Ginny Heier (Right Property Management)

Ginny Heier has the 2017 Beach Passes and Vehicle Tags for the upcoming season at the printers. Ginny has also worked on updating the community directory. Ginny has sent the deposit for the Beach Patrol housing. Ginny will email all changes to Val Peizer to update the online directory. The new gate code will be 423 (FortyTwo3). Ellen Throop is reviewing the renewal for the Management Agreement.

### **Treasurer's Report:**

Jim Dempsey presented the future budget for the upcoming fiscal year. Jim advised the Board to consider the need for reserve spending that would allow for more capital improvement. Jim proposed to increase the Assessment to \$2,200. Jim motioned to have this proposed budget go out with the May Mailing. Tris Kruger seconded. The motion was debated and discussed. The motion was unanimously approved.

Dave Burgess informed the Board that the previous dates of Dune Road paving occurred in 1995 and 2004. Jeff Sella asked Ginny Heier to check to see if McDonalds has paid for their parking lease. Jim Dempsey requested that RPM use the coding consistent with MBA.

### **Committee Reports:**

- **Building:** Margie Cyr

Margie informed the Board of the need for adding clarification on the definition of pools and the requirements for compliance to our Building Regulations. Historically the Building Committee has treated pools as "Accessory Structures." It was agreed to discuss possible regulations pertaining to pools at a later time. Proposed revisions to other sections of the current Building Regulations were reviewed.

- **Commercial:** Judy Bennett

Judy stated that the trash enclosure for the commercial property at 30 Beach Plum Road is dangerously placed on community property. The property owner has been notified of the hazard that he has unilaterally created by blocking the line of sight at the intersection of Beach Plum and Short Road. He has not moved the dumpster to its proper location on his lot. In addition, it was noted, that the dumpster enclosure abuts the power pole, which may create a hazard when the dumpster is being emptied. Jeff Sella asked Ginny to call Delmarva Power to address the power pole issue.

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- **Community Facilities:** Jeff Sella

There has been difficulty in getting work started on ditches on Bayberry, Bridge and Errett. Judy Bennett agreed to call Len Hitchens to see why there has been a delay.

- **Beach Patrol:**

Jeff Sella informed David Taylor that the Guard House had plumbing issues that are being repaired. Jeff reminded Dave that Justin (Beach Patrol Captain) should check the Guard House to see if any other repairs or equipment are needed. The Guards will be parking at the Hickman Realty parking lot again this season.

### **Executive Session:**

The Board went into an Executive Session at 12:10 PM to review a proposed management agreement.

The Executive Session closed at 12:50 PM.

### **Adjournment:**

Sharon motioned and Jeff seconded that the meeting be adjourned. The meeting adjourned at 12:55 PM.

### **Next Board Meeting:**

April 22 at 9:30 AM at the Bethany-Fenwick Area Chamber of Commerce.

**Respectfully Submitted,**  
Jennifer Kazemzadeh, Secretary