



Board Meeting Minutes

Saturday, April 22, 2017

Meeting was called to order at 9:40 a.m. by the Vice President, Ellen Throop.

Board Members Present:

Sharon Adams, Judy Bennett, Margie Cyr, Jennifer Kazemzadeh, Tris Kruger, and Ellen Throop.

Others Present:

Ginny Heier (RPM).

Review of March 2017 Minutes:

The Board reviewed March 2017 meeting minutes. Judy Bennett motioned and Margie Cyr seconded that the minutes be approved.

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

Ginny reported that Delmarva Power denied the MBA claim for burnt fence. Delmarva stated that the transformer catching fire was typical wear and tear. Ellen requested that a reply be sent to Delmarva Power stating that detrimental reliance would apply.

Ginny reported that directories have been proofread and are on order to be ready for the Community Meeting.

Ginny and Jeff Sella had a meeting with Hitchens about standing water in ditches on the pine side. Hitchens recommends that the ditches need to have more extensive work than just clearing the ditches. Hitchens will provide an estimate of cost and scope of work needed.

Ginny requested that perhaps Building Committee members and other Board Members meet to streamline the Building permit process to cut down on administrative work- especially small permits.

Ginny reported that she has negotiated with Allied Waste to not apply the 3% increase this year. Due to service issues, Allied agreed that they will not increase this year. The Spring Clean Up will begin May 8th. There will be a dumpster on Addy Rd. Ellen requested that Jeff Sella clarify what is permissible for the dumpster.

Ginny paid the deposit on Dune Road paving to take place after Labor Day. Ellen said that she is waiting to hear back from Linda (RPM) for the finalized Management Agreement.

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President's Report: Ellen Throop (for Jeff Sella)

Ellen reported that Pine Path continues to be a topic. South Bethany still does not have the survey. Tris Kruger pointed out that there might be another viable alternative road in South Bethany that is currently not being considered. It is a dirt road off of Black Gum Drive. Jeff has addressed the signs with the Bayside Tennis Club. Jeff explained that the MBA is not trying to exclude pedestrian traffic. Ann Mills (MBA Community Member) attended South Bethany's traffic meeting. South Bethany approved \$2,500 for the survey in their study corridor. A history of Pine Road was explained.

Ellen reported that DNREC is currently clearing ditches along Kent Avenue which should help with drainage. Jeff has requested that debris from ditches be removed from the area.

Treasurer's Report:

Ginny reported that the upcoming fiscal year budget has been sent to the Community in the May mailing for review. In the mailing, Jeff Sella included an explanation as to why there has been an increase.

Committee Reports:

- **Building:** Margie Cyr

Margie stated that our current covenants do not address pools. Swimming pools do not meet the definition of accessory buildings. They are, however, a structure. After reviewing Sussex County codes, the Building Committee has some recommendations. The Building Committee agreed to align our construction rules with Sussex County Codes. Tris Kruger motioned to disallow above ground pools. Ellen Throop seconded. A discussion was held.

Executive Session:

Ellen motioned to go into Executive Session. Judy seconded. The Executive Session began at 11:15 AM to discuss pools and pending litigation.

The Executive Session closed at 11:30 AM.

Sharon motioned to approve current Regulation of allowing in ground pools and disallowing above ground pools. Judy seconded. The motion was approved.

- **Commercial:** Judy Bennett

Judy agreed to contact McDonald's in reference to past due parking fees. She reported that the food truck is coming to Dryden lot. Ginny agreed to contact

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Hickman Realty for agreement for parking this season. Ginny asked if anyone had a copy of the letter sent to oceanfront owners in regard to fencing. Jennifer will research to find letter format.

- **Community Facilities:** Jennifer Kazemzadeh

Jennifer requested that more Community Members with a background in carpentry, plumbing, etc. to better address needs. She requested that Jeff come up with a job description to help find Members that might be interested.

- **Legal:** Ellen Throop

Ellen reported that the Association would have an agreement for guards to sign for housing. This is to protect the Association from liability. A copy of this housing contract will be given to Ginny for reference.

- **Security:**

A new guard has been hired. Shirts have been ordered and paid for.

- **Beautification:** Tris Kruger

Tris Kruger reported that there will be a meeting this Friday at 9:30 AM at his house. Any updates for the Beautification Committee will be on the MBA website.

Adjournment:

Jennifer motioned and Ellen seconded that the meeting be adjourned. Meeting adjourned at 12:00 PM.

Next Board Meeting:

May 6 at 9:00 AM, followed by the Community Meeting at 10:00 AM at St. Martha's Episcopal Church.

Respectfully Submitted,
Jennifer Kazemzadeh, Secretary