



Board Meeting Minutes

Saturday, June 17, 2017

The meeting was called to order at 9:30 AM by the President, Jeff Sella.

Board Members Present:

All: Sharon Adams, Judy Bennett, Margie Cyr, Jim Dempsey, Jennifer Kazemzadeh, Tris Kruger, Steve Larsen, Jeff Sella, and Ellen Throop.

Others Present:

Mary Shrieder Fox (Legal Counsel), Dave Taylor (Beach Patrol Committee), Ginny Heier (Right Property Management), and Marla and Mark Gruzin (Property Owners of 9 Dune).

President's Report: Jeff Sella

Jeff Sella announced that there have been incidents in the neighborhood and surrounding communities relating to Security that MBA Members need to be cautious to lock doors and secure valuables. Jeff agreed to circulate an email and post a notice to inform Community members.

Jeff introduced new Community members Marla and Mark Gruzin. Marla introduced herself and distributed an information packet about the house they intend to build at 9 Dune Rd. Mark and Marla explained why they chose to buy in Middlesex Beach. Due to the special needs of their son they made sure to purchase a home that a pool would be allowed. Mark explained the steps he took to assure that he did his due diligence to rule out any conflict. Mark and Marla hired a local designer to help draft a plan that would be suitable for the lot. They hired Greg Hastings, who contacted Margie Cyr (Building Committee Chair) to ask about definitions & setback restrictions. Mark and Marla requested that the Board consider their request given that they received information they feel did not rule out the possibility of a pool with the specifications and a home with enough room for their family.

Executive Session:

Tris Kruger motioned to go into Executive session. Ellen Throop seconded. The Board went into Executive session to consult with Counsel at 9:30 AM.

The Board came out of Executive session at 11 AM.

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President's Report (continued): Jeff Sella

Jeff Sella clarified that the MBA website was not hacked-it was "spoofed". Jeff also suggested that we re-edit the April 22nd minutes to correct the terminology.

Review of May Board Meeting Minutes:

Judy Bennett motioned to approve the May Board meeting minutes. Sharon Adams seconded. The May Board Meeting minutes were approved.

Review of May Community Meeting Minutes for Accuracy:

Judy Bennett motioned to approve the May Community minutes for accuracy. Sharon Adams seconded. The Community minutes were approved for accuracy.

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

Ginny reported that the MBA address on the website needs to be updated to reflect the new mailing address. Ginny reported that McDonald's has paid their parking dues. Ginny also reported that the Hickman property has paid their seasonal parking fee for MBA Guard parking. Pay roll is running smoothly. Jeff Sella requested that there are three trees that need to be removed from the Evergreen Street (West) right of way area.

President's Report (continued): Jeff Sella

Jeff Sella pointed out that there was once a letter sent to the beachfront residents advising them of the rules related to beach crossings and the need to consult with DNREC. The only letter he could find was from several years ago and he solicited opinions from the Board about whether the letter needed to be sent. Given the changing rules related to beaches it was agreed that it would be best not to send the letter. The reeds on the beach have also been raked by Ben McCabe (McCabe and Sons). Jeff was informed by DNREC that in the future a permit will have to be obtained to rake the reeds.

Jeff thanked Tris Kruger for his work on Addy Rd. Tris met with a company to possibly install a natural berm at the end of Addy Rd west. Margie Cyr clarified that there are concerns with flooding that should be considered before starting this project.

Verizon Wireless has reached out to Ginny to inquire to have a possible antenna installed on a phone pole on Dune Rd. Jeff Sella also mentioned that Comcast may be interested in talking about services in Middlesex.

Building Committee: Margie Cyr

Margie Cyr stated that most projects are closed out. Margie said that 14 Addy will not be done in time. The owner agreed that work would resume after Labor Day. A violation notice was given to 10 Bayberry, which has been met with no response. The ditch has not been

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cleared of construction debris. Margie informed the Board that the owner for 14 Addy has violated MBA building rules by paving within the MBA setback. Jeff requested that a survey is still needed for 18 Errett.

Treasurer's Report: Jim Dempsey

Jim Dempsey received the compilation report. He didn't see any big issues. Assessments have been received.

Commercial Committee: Judy Bennett

Judy Bennett was glad that McDonald's is up to date with parking fees. Judy presented a dozen donuts donated by Sandy Pony Donuts for the Board Meeting. The produce stand returned. Judy will remind the tenant to properly screen trash. It was noted that there are additional signs. Judy reminded the Board of the allowable signs per our covenants. Judy reported that the dumpster at Joe Raskauskas office has been removed.

Community Facilities Committee: Jeff Sella

Jeff Sella reported that Dune crossings have been problematic. McCabe and Sons received a defective batch of clay mixture. McCabe has been back to remedy the situation. Jeff reported that the ditch repair estimate would be prohibitive to complete. Jeff also reported that Bethany and Fenwick will have a beach replenishment. MBA has not yet been contacted for easements.

Security Committee: Jeff Sella

There have been relatively few issues. Board members reiterated the need for Security after 5 PM.

Beach:

Ellen Throop explained that officers in Maryland were not going to enforce indecent exposure laws. An emergency session was held and it was decided that the laws would be enforced. Ellen said that our Security staff has been told that if a crime is being committed to contact the police. Ellen reminded the Board that our Security staff is not police. Dave Taylor reported that the Junior Lifeguard program would start June 24th.

Adjournment:

Sharon Adams motioned to adjourn. Jeff Sella seconded.

The meeting adjourned at 12:30 PM.

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Next Board Meeting:

July 15 at 9:30 AM at the Bethany-Fenwick Area Chamber of Commerce.

Respectfully Submitted,
Jennifer Kazemzadeh, Secretary