



Board Meeting Minutes

Saturday, August 19, 2017

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

Board Members Present:

Sharon Adams, Judy Bennett, Jennifer Kazemzadeh, Tris Kruger, Jeff Sella, and Ellen Throop.

Others Present:

Paul and Tony (MBA Security Employees), Nate Seltzer (10 Bayberry), and Dave Burgess (Legal Committee member).

Security Employees Paul and Tony presented new ideas for the future of Security Patrol. They believe that the current Security Patrol needs to be renamed Public Safety Patrol. Paul and Tony stated that the Public Safety Patrol should have a more professional image. They asked the Board to consider reorganizing for the next season.

Jeff Sella introduced community member, Nate Seltzer. Nate Seltzer stated that he has cured his violations and believes that his full deposit should be returned. (Note: all but \$400 was withheld) He believed the deposit being held is not consistent with what is stated on the notice.

Executive Session:

Sharon Adams motioned to go into Executive Session. Ellen Throop seconded. An Executive Session was held to discuss violation notices with possible threat of litigation and possible return of deposit.

Review of July Board Meeting Minutes:

Judy Bennett motioned to approve the July Board Meeting Minutes. Jennifer Kazemzadeh seconded. The July Board Meeting Minutes were approved.

Property Manager's Report: Right Property Management

RPM representative was absent. Jeff Sella reported that he has still not received the final contract for RPM.

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President's Report: Jeff Sella

Jeff reported that there will be paving Dune Road in October rather than September and it will be one foot wider than the current road. There was a meeting held with owners who are impacted by this change. Board Members reviewed the proposed Towing Policy. Ellen discussed liability issues. Coastal Towing will be the company that will tow violating vehicles. Signs will be posted to inform Members. Ellen Throop motioned to approve new Towing Policy. Judy Bennett seconded. All approved.

Building Committee:

Margie Cyr was absent. Jeff Sella reported that a violation notice has been sent to 16 Errett. Judy Bennett requested that the Board consider hiring a Construction Monitor outside of the Community.

Commercial Committee: Judy Bennett

Judy Bennett talked to owner of the produce stand in reference to the screening of their trash dumpster. The owner explained that due to safety reasons he would like to erect a fence to mitigate parking and pedestrian issues. Judy also stated that the owner would be closing after Labor Day.

Budget Committee:

Jim Dempsey was absent. Jeff Sella stated that there were no major issues concerning the Budget.

Community Facilities Committee: Jeff Sella

Jeff Sella discussed Addy walkway issues. Mobi Mats were discussed and debated. Jeff Sella pointed out that there would have to be a permit issued by DNREC to have Mobi Mats. The process generally takes a week. After consideration of costs and maintenance required, the purchase of Mobi Mats have been tabled.

Beautification Committee: Tris Kruger

Tris Kruger reported that he is getting other quotes for the berm to be built at the end of Addy Rd on the pine side. He has not yet heard back from McCabe & Sons Landscaping about future designs and quotes.

Security Committee: Jeff Sella

Judy Bennett and Jennifer Kazemzadeh stated that there have been numerous complaints of Guards riding on the beach with the vehicle without checking Beach Passes. Jeff stated that

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the vehicle on the Beach became necessary due to a shortage of Security employees. Jeff will remind Guards to check Passes. Jeff believes that more day staff is needed. The Board agreed that off-season patrol isn't a priority at this time.

Legal Committee: Ellen Throop

Ellen Throop followed up about an incident involving a Community Member and Beach Patrol. No feedback was given from Beach Patrol and the matter has been dismissed. Ellen Throop and David Burgess are fine tuning language for violation notices. Jeff Sella asked the Legal committee and Board to consider separating violation notices. Parking violation notices need to reflect the new towing policy.

Beach Patrol Committee:

David Taylor was absent. Jeff Sella reported that six of the MBA Beach Patrol placed in the top 10 in the National Competition. Members who participated received a \$250 bonus net of tax. Jeff Sella explained how the housing expense was shown on our financials. Jeff Sella also requested that a more streamlined approach be made to clarify expenses shared between Middlesex Beach Patrol and North Indian Beach. Sharon Adams motioned to have Jeff Sella submit billing to Indian Beach and North Indian Beach based upon last year plus a percentage increase. Judy Bennett seconded. All approved.

Adjournment:

Judy Bennett motioned to adjourn. Jennifer Kazemzadeh seconded.

The meeting adjourned at 1:00 PM.

Next Board Meeting:

September 2 at 9:00 AM at the Ocean View Presbyterian Church.

Respectfully Submitted,
Jennifer Kazemzadeh, Secretary