



Board Meeting Minutes

Saturday, November 11, 2017

The meeting was called to order at 9:30 am by the President, Jeff Sella, at the Bethany-Fenwick Area Chamber of Commerce.

Board Members Present:

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

Others Present:

Ginny Heier (Right Property Management), David Taylor (Beach Patrol Committee), David Burgess (4 Errett), Richard Bloch (22 Dune), Cheryl DeBois (40 Dune), Pam Baratta (Usage of Beach Committee), Paula Sella and Jay Sella (25 Short), Marty Shecter (19 Bayberry), Nancy Glasgow (11 Errett), and Solange Mintz (12 Errett).

Candidates for Board Vacancy:

Jeff Sella presented the names of the four candidates for the open Board position created by Jennifer Kazemzadeh's resignation – Greg Pichler, Richard Malinowski, Richard Bloch, and David Burgess. After a brief discussion, Margie moved and Ellen seconded that David Burgess be elected. Unanimous vote to approve. Sharon (Chair of Nominating Committee) mentioned that the other 3 qualified candidates should be encouraged to run in the annual September election for the four open Board seats.

Review of October Board Meeting Minutes:

Margie motioned to approve the October Board Meeting Minutes as corrected. Steve seconded. The October Board Meeting Minutes were approved as corrected.

Property Manager's Report: Ginny Heier

Delmarva Power's line replacement is still in progress. Matt's Paving will repair culverts for 125 and 135 Evergreen with a cost of \$3,800 for 125 and \$1,700 for 135. Ron Gray is still advocating for Kent Avenue ditch clearance. Ben McCabe has completed the Middlesex ditch clearing. Bids for Dune Road survey have been solicited. Simple's bid is \$650/lot (\$17,500). Foresight will also bid but will have a lower bid if they can do the work in February. Dog waste stations have arrived and one has been installed at the corner of Beach Plum and Bridge. Signs for no dogs on beach, no parking, and towing signs have arrived. Ginny found a mat similar to MobiMat that is much cheaper – Dura Deck. They are currently used in North Bethany. Trash removal seems to be improving. S. Moneymaker

November 11, 2017: MBA Board Meeting Minutes

reported 2 dead trees on Evergreen. Ginny indicated that she will have these trees removed. Wind farm conversation is coming up again. There has been no further communication on beach replenishment.

Security Committee: Steve Larsen

Steve reviewed the report previously distributed about proposals, violations, enhancements, and suggestions for the 2018 season. Staffing was suggested at 7 hires – 5 day and 2 night. Use of radios instead of cell phones was discussed, including contact with beach patrol. Issues are raised about the safety of the current golf cart. Enforcement procedures will be submitted in a final draft next month. We reviewed the existing towing regulations. New parking procedures will be discussed in future Board meetings. Security discussions will continue over the next few months.

Usage of Beach Committee: Pam Baratta

One of the options presented last month was the issue of only one beach pass per property and a limit on the number of persons that use the pass. After discussion, Steve moved and Tris seconded that “one beach pass will be issued per property.” Vote was 8 positive and 1 abstention.

The other issues concerning beach use that were presented last month will be reviewed by the Legal Committee before discussion by the Board. Final decisions should be made by February Board Meeting.

President’s Report: Jeff Sella

The new account system for protected information on our website has been completed. Rather than having one general login, each member can create their own account with their email and a unique password. Instructions can be found on our website’s blog.

Positive community feedback for the Middlesex email newsletter has been received. The Evergreen beach walkway will be surveyed (\$1,400) and moved to be off private property. Damaged Evergreen culverts are approved for repair. Dune Road paving is waiting for decision on survey for the road.

Jeff asked for nominations for Board Secretary. Margie moved and Judy seconded that Tris Kruger be elected. Vote was 7-2.

Building Committee: Margie Cyr

17 Dune violated construction hours twice but stopped work when notified. 46 Dune has not submitted demolition or construction plans – Margie reminded them that all construction must be completed by June 30. 13 Bayberry requested an emergency permit for removal of a tree that split and cracked the foundation of the house – Jeff approved previous to meeting.

November 11, 2017: MBA Board Meeting Minutes

Treasurer's Report: Jim Dempsey

October financial reports are not complete at this time. Jim suggested that all Committee Chairs should look at their individual numbers when reports are sent. Budget Committee needs to begin planning for next year and will meet after Thanksgiving.

Beach Patrol Committee: David Taylor

All housing issues including return of the deposit are complete. The issue of funding for competition needs to be resolved before next season.

Community Member: Marty Shecter and Nancy Glasgow

Marty and Nancy inquired about status of attorney opinion on rental fees. When attorney releases the Board from attorney-client privilege, the contents will be released. In general, the rental fee would require a covenant change. They reminded the Board that this issue must be presented to the community at least 2 weeks before the May Community Meeting. Crosswalk pedestrian signs have been installed by DelDot. Marty asked about the status of the beach wheelchair – no action has been taken at this time.

Executive Session:

The Board voted to go into Executive Session at 12:10 pm to discuss:

- 1) noise violation at 131 Evergreen
- 2) construction violation at 17 Dune
- 3) violation for paving without permit at 30 Beach Plum
- 4) application for digital sign at 2 Beach Plum

The Board came out of Executive Session at 12:55 pm.

Adjournment:

Ellen motioned to adjourn. Dave seconded.

The meeting adjourned at 1:00 pm.

Next Board Meeting:

Saturday, December 16, 2017 at 9:30 at the Bethany-Fenwick Area Chamber of Commerce.

Respectfully Submitted,

Tris Kruger, Secretary