



Board Meeting Minutes

Saturday, December 16, 2017

The 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:

Sharon Adams, Judy Bennett, Dave Burgess, Margie Cyr, Jim Dempsey, Tris Kruger, Jeff Sella, and Ellen Throop.

Others Present:

Mark and Terri Riley (7 Short), Jay Sella (25 Short), Paula Sella (25 Short), Pam Baratta (9 Bayberry), Chuck and Peggy Taylor (21 Short).

Review of November Board Meeting Minutes:

Tris motioned to approve the November Board Meeting Minutes as written. Dave seconded. The November Board Meeting Minutes were approved as written.

Property Manager's Report: Ginny Heier (Right Property Management) by email to Jeff

The recent storm knocked down several bayberries or their limbs which were removed by the Community Facilities Committee. There was a tree branch on the roof of 1 Errett—Ginny informed owner on home and cell phones. No progress on the Kent Avenue ditches. Allied Waste did an extra yard waste pickup at no cost but also without notice to RPM or the community. Calls to Delmarva Power to inquire about status of power line replacement and debris removal were not returned. Taylor Ballard (Comcast) inquired about making Comcast available to MB. No decision has been made by Comcast but Ginny will have more information available next month.

Bid for McCabe to clean all streets of debris to prevent ditch blockage is \$700. Approved.

Treasurer's Report: Jim Dempsey

Jim did not receive financial reports in time to review. He did note that our annual assessment has increased about 30% since 2014/15. Budget meetings for 2017/18 will be scheduled.

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Committee Reports:

Usage of Beach Committee: Pam Baratta

Pam reviewed the outstanding Committee recommendations—(1) reduce beach pass limit from 25 to 15, (2) update beach pass replacement procedure, (3) all property owners to purchase additional beach occupancy sticker, and (4) fees for Special Event permits. The Board passed only the following recommendation at this time:

Dave motioned and Sharon seconded that: “Each property will be issued one beach pass which will be limited to 25 people per pass.” All in favor.

Margie Cyr suggested that we track beach usage this year using the QR codes on the 2018 passes before making any further changes.

Parking Committee: Chuck Taylor, Peggy Taylor, Tris Kruger

The committee met multiple times but will delay comments until the January Board Meeting.

Building Committee: Margie Cyr

The building permit issued to 14 Addy last year will expire most likely before the project is completed and therefore owners will have to apply for a new permit. A demolition permit was approved for 46 Dune but no activity has occurred. The front wall of the house which is planned to be left standing is in the setback zone (the remaining wall would be at 23 1/2 feet instead of the required 25 feet). 9 Dune has not submitted plans for the changes that have been discussed for their construction project.

Commercial Committee: Judy Bennett

There has been no reply to the letter sent to 30 Beach Plum regarding paving without a permit. J. Burbage (14-18 Beach Plum) repaved and restriped the Seaside Village parking lot. Atlantic Shoals indicated that they would be back next year. The new signage on the Surf Shop was discussed and records indicate that it was previously approved.

Community Facilities Committee: Jeff Sella

We need to repave Dune Road before spring. Surveying the road for additional widening will add to the cost. The west end of Addy Road now has a more secure gate. The berm that was requested will need a dirt moving permit from the County and property owners adjacent to it will need to sign an easement. The broken culverts on Evergreen Road have been replaced. There is a question on whether McCabe did the work billed for August. Before payment, confirmation of the completion will be required. Joe and Dave added dune fencing on the beach. Speed bumps throughout the community, except Dune Road, have been repainted.

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Legal Committee: Ellen Throop

Ellen is working on the final draft of the fining policy and will present it at the January Meeting.

Beautification Committee: Tris Kruger

The work originally scheduled for summer/fall will be done in March. Additional landscaping is requested for the west end of Addy Road and on Pine Path.

President's Report: Jeff Sella

Jeff discussed the planned survey of the community which should include questions about the smoking policy and the rental fee proposal. Jeff, Tris, Judy, and Dave met with a representative from ThinkBig Networks concerning installing high-speed internet in MB. No definitive plans were presented, and ThinkBig Networks does not have financing at this time.

Executive Session:

The Board unanimously voted to go into Executive Session at 10:45 a.m. to discuss:

1. CAS contract
2. Setback requirements
3. Digital sign permit for 2 Beach Plum
4. Rental fee proposal

The Board came out of Executive Session at 11:40 am. As a result of the Executive Board Meeting, the Board decided:

1. If Legal Committee reaches an agreement on the contract with CAS, Jeff can sign on behalf of MBA. CAS will replace RPM as property manager.
2. Front setback for 46 Dune cannot be grandfathered when only one wall remains after the rest of the house has been destroyed. This was theoretical in that a building permit for new constructions has not been submitted. It was agreed that we would, as a courtesy, notify the property owner after consulting with our attorney.
3. Digital sign approved with the following conditions: (1) 2 existing ground signs must be removed and (2) the message can change only once every 24 hours to be consistent with other signs approved in the Commercial strip. NOTE: Judy Bennett recused herself from the Executive Session for all discussion on this topic.
4. Rental fee proposal will be discussed in a 1:30 afternoon meeting with our attorney.

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Adjournment:

Dave motioned to adjourn. Ellen seconded.

The meeting adjourned at 11:45 am.

Next Board Meeting:

Next Board Meeting on January 20 at 9:30 am at the Bethany-Fenwick Area Chamber of Commerce.

Respectfully Submitted,

Tris Kruger, Secretary