

## MIDDLESEX BEACH ASSOCIATION COMMUNITY MEETING

September 2, 2017 All Board Members were present

Called to order at 10 AM

Jeff Sella welcomed members to Fall meeting.

A motion was made to have more of an outreach for the Nominating committee and general Community updates. An email blast was suggested. Follow up emails were suggested for a summary of what was discussed at Community meetings for those who could not attend. There was a second on the motion. The motion was unanimously approved.

Sharon Adams reiterated that she did ask at the May meeting if interested Members contact her for upcoming open Board positions.

Jeff Sella introduced the Board Members and Committee Chairs.

Sharon Adams read the biography for Kathy Dryden.

Jeff Sella reported that all mailings, minutes, Blog posts , construction permits and nominating forms are available on the website. It was requested by some Members that suspicious criminal activity be reported on the MBA website. The referenced an incident at 26 Short Road. Jeff pointed out that no crime had been committed and that a Blog post was made cautioning residents about personal safety. A decision was made to balance the needs of residents to know and being alarmist.

Several members also inquired about a large party over the Fourth of July and why the community was not notified. In addition, they expressed concern that that the Board attempted to cover up this incident. Jeff provided background and the fact that the police did respond but no citations were issued, to the best of his knowledge.

David Taylor also mentioned the community be careful about posting criminal activity and suspicious activity on the website. Visitors to the website may not appreciate seeing a "crime report".

There were several Members that were concerned about the size of houses and the increased occupancy in these larger houses and the change of community feel. Kent Rayburn requested that a Board member be recused of making any decision related to issues that concern their home. Community Member Connie Thomas read a letter stating her concerns as she prepares to put her house up for sale. In addition, the community members want a detailed look at a rental impact fee or other charge for rental properties. One member requested that the building committee try to ascertain the purpose of the structure. Another member promised to provide some language used by a community in New Jersey.

## PRESIDENT'S REPORT/SECURITY

Jeff Sella talked about parking issue. Jeff discussed the possible ideas to help mitigate the problem. Among the suggestions—to have parking passes for sale at the Guard House, renting parking passes (similar to Sea Colony). Jeff stated the need for conformity of parking pass displays for ease of enforcement. He discussed the possibility of towing. He reminded owners that illegally parked vehicles would be towed. If they are on private property MBA cannot tow. Jeff Sella explained that three Security Guards resigned July 1st. There were many challenges to not having enough Security Guards in July and August. Beach Pass checking became a problem.

Jeff stated that he is aware of trash/recycling pick up problems. A member suggested that possibly adding a recycling pick up be considered. Ginny Heier (RPM) reminded Members that there are not many companies that will lift these containers out of enclosures, therefore we are very limited as to which company we can use. Jeff asked Members to report problems to him by sending an email to him. Complaints were made about smoking on the Beach and Ditches. A Member asked for a Straw Vote for a complete ban on smoking on the beach. From the straw vote it is apparent that the Members present were in favor of a complete ban of Smoking on the beach.

## TREASURER'S REPORT

Jim Dempsey reported that we are on budget. Committee members are doing their best to stay within budget. Jim Dempsey reported a surplus in Security due to a smaller staff.

## BEACH

Dave Taylor reported that the Beach patrol had a good season. David again reiterated the importance of the Junior Lifeguard program as a recruiting tool and community builder. This year's program had exceptional talent-winning many local competitions. Dave reported that there were no spinal injuries this year. He also encouraged Members to read and learn about rip currents for their safety. There are two more weekends of Beach Patrol. Dave reminded members to be cautious with any upcoming storms. A Member brought up the issue of disrespect of Lifeguards incident. David stated that he hopes this dispute is behind us and that most Members and guests are reasonable when asked to comply with rules. Kent Rayburn congratulated Dave Taylor for his work and dedication for the Beach Patrol.

## BEAUTIFICATION

Tris Kruger stated that his committee would like to redo the entrance and plant more in the median on Route 1. Jeff Sella stated that some issues-trimming, vegetation, dead trees fall into the Community Facilities attention. Trimming on the back side of gate at the end of Evergreen was requested by a Member. Bayberry Rd produce stand safety issues of pedestrians related to parking were discussed.

## BUILDING

Margie Cyr introduced herself as committee chair and introduced other Members of the committee. She explained that there are a lot of hours and work that go into the Building Committee. Last winter was a busy season. This year promises to be another busy season. Margie explained that there are four types of permits. All of these permit

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applications are available on the MBA website. Margie urged owners to be present and follow the rules for your project. It is the owner's responsibility to comply with these rules and regulations.

#### WEBSITE

Val Peizer explained how the new website has been redesigned to be viewable on a smart phone. Val also pointed out that much of the information that the community members were looking for could be found on the website. Val requested that feedback be given so that she can update and make any changes needed.

Jeff thanked Val and Jay for their work and continued work on the website, including making the website mobile friendly

#### SOCIAL

Mary Byrd said that Peggy and Chuck Taylor will hold the next Happy Hour in September. There will be an email Blast. She thanked everyone for their participation.

Motion to adjourn was made. The motion was seconded.  
The meeting was adjourned at 12 PM

