



## Board Meeting Minutes

Saturday, November 10, 2018

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:**

Sharon Adams, Judy Bennett, Nancy Glasgow, Tris Kruger, Steve Larsen, Jeff Sella, Marty Shecter, and Ellen Throop.

### **Others Present:**

RuthAnn Barnes (CAS) and David Taylor (Beach Patrol Committee).

### **Review of October Board Meeting Minutes:**

Judy motioned to approve the October Board Meeting Minutes as amended. Marty seconded. The October 20, 2018 Board Meeting Minutes were approved as amended.

Jeff notified the Board that he had received a letter from J.Raskauskas disputing a violation, claiming a lack of notification of the violation and requesting a meeting. Jeff will respond to the request and will schedule a meeting with Mr. Raskauskas and Ellen Throop to discuss the violation.

### **Property Manager's Report:** RuthAnn Barnes (CAS)

Delmarva Power has still not replaced the two street lights that were removed when new poles were installed on Dune Road. RuthAnn has submitted a service request as per Delmarva instructions, but no lights have been replaced. RuthAnn will try again to resolve.

### **President's Report:** Jeff Sella

The Privacy Policy and Terms of Use Policy for the website discussion were tabled until next month.

The electric surge that occurred and affected some homes on Dune Road in 2017 is not a Board issue and should be dealt with by individual owners.

Emerald, our snow removal contractor, has submitted a contract with new terms that were not acceptable. Ellen advised that they agree to the terms of last year's contract—or amend

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the proposed contract to take out their lack of liability and schedule snow plowing only when notified by the President. We will pay the standard rate (they charge by the inch).

### **Treasurer's Report:** Steve Larsen

We are a little over budget overall. Board discussed unpaid assessments. David Taylor discussed the beach budget and asked for approval of the end-of-season lifeguard bonuses. Sharon moved, and Tris seconded, that the bonuses be approved. All in favor.

### **Committee Reports:**

#### **Building Committee:** Marty Shecter for Margie Cyr

Building Committee attempted to measure setbacks at 27 Addy and 115 Evergreen but couldn't because of inadequate corner markers. Owners will be notified. Jeff stated that the corner markers were in place as required but checking the sidelines is the problem since there are no reference points on the sides. In the future we need owners to complete full boundary surveys so that sidelines are marked as well. Construction rules will need to be updated in the Spring to reflect this.

46 Dune and 119 Evergreen will be ready for setback checks soon. Many small projects in progress. Trash enclosure at 17 Dune has been installed.

#### **Budget Committee:** Steve Larsen

Steve is attempting to schedule a meeting of the Committee.

#### **Community Patrol Committee:** Steve Larsen

We need to have an additional night person next year to ensure adequate staffing. David Taylor gave a contact name at the Freeman Stage to get possible candidates. Board discussed the idea of installing cameras on the beach for additional security due to vandalism this past season on the South Bethany border.

#### **Commercial Committee:** Judy Bennett

Trash rebate issues have been resolved.

#### **Community Facilities Committee:** Jeff Sella

Beach Permit from DNREC – Steve Larsen stated that he has a copy of our expired DNREC permit.

All foot wash water faucets have been drained and shut off. Guard House will be drained and shut off this week.

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Dune Road paving has been bid at \$73,000 and Matt's Paving can do the work in December. The plan has been sent to Anthony Nozolli. Tris moved and Marty seconded a resolution to begin the paving process in December pending notification to the community. After discussion, Marty moved and Ellen seconded that we modify the resolution and add that the community notification will include highlighting the 42-inch crushed stone margin to be added on the west side of Dune Road on MB property and stating that existing driveways will not be impacted. Notification will include email blast, website posting, and regular mail to all members, and personal contact by Jeff with Anthony Nozolli. All in favor.

Matt's can also do fog sealing as recommended by Matheu Carter, P.E., from University of Delaware. He will submit a quote for the recommended roads.

### **Legal Committee:** Ellen Throop

Letter approved and will be sent from Mary Schrider-Fox to Linda Smith/Right Property Management requesting payment for various losses, penalties and expenses that occurred during their management.

Ellen made the requested changes to the Special Events Form.

If bylaws were to be changed regarding the Past President voting powers, it would require a 60% vote of the community. We have written approval from our attorney (MSF) that our Board election and voting powers are legal based on bylaw documents that are filed.

Bill will be sent to homeowners at 1 Dune who removed community trees for damages incurred (\$1,150.00).

CAS contract will be discussed in Executive Session.

Committee Resolution and Collection Policy Resolution tabled.

### **Beach Patrol Committee:** David Taylor

David is expecting 11 lifeguards to return next year but 8 will probably not, so we will be recruiting for next season.

### **Beautification Committee:** Tris Kruger

We need to trim trees by the STOP sign on Addy – Jeff will schedule the trimming.

Fifteen Green Giant trees were planted throughout the community.

### **Community Association Services (CAS):** RuthAnn Barnes

CAS is changing banks (to Pacific Premier Bank) as of January 1 and new signatures were needed from Steve, Ellen and Tris. All were present to sign.

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### **Executive Session:**

The Board unanimously voted to go into Executive Session at 12:02 pm to discuss:

1. Outstanding invoices
2. 2019 CAS Contract
3. Norman lawsuit

The Board came out of Executive Session at 1:00 pm. As a result of the Executive Board Meeting, the Board voted:

1. One was not actually in arrears. One assessment was paid based on last year's assessment and not this year—bill will be sent for difference. Final notice will be mailed to homeowner with partial outstanding balance. One has a bad address (bill returned by Post Office) that will be researched and bill resent. Several are in final notice stage. Either beach passes will be withheld and/or a lien will be placed on the property if not paid.
2. CAS contract continues to be negotiated
3. Norman lawsuit still in progress

### **Adjournment:**

Sharon motioned to adjourn. Judy seconded.

The meeting adjourned at 1:03 pm.

### **Next Board Meeting:**

December 15, 2018 at 9:30 am at the Bethany-Fenwick Area Chamber of Commerce.

**Respectfully Submitted,**

Tris Kruger, Secretary