



Board Meeting Minutes

Saturday, May 4, 2019

The meeting was called to order at 9:00 am by the Vice President, Ellen Throop, at St. Martha's Episcopal Church.

Board Members Present:

Sharon Adams, Judy Bennett, Margie Cyr, Nancy Glasgow, Tris Kruger, Marty Shecter, and Ellen Throop.

Others Present:

Tim & Janie Switzer (1 Dune) and Greg Pichler (20 Dune).

Review of April Board Meeting Minutes:

Review of the April 27 Board Minutes was tabled until the next Board Meeting on May 18, 2019.

Committee Reports:

Building Committee: Margie Cyr

Issues for 31 E. Addy and 41 Dune are tabled for May 18 Board Meeting.

- 32 Dune: will not be removing or planting any bushes on adjacent MB community property.
- 14 Short: has a permit to remove 14 trees. Property owner is working with the tree contractor to remove debris.
- 29 Addy: will not be completed by June 30. Owner hopes to complete all exterior work then shut down the project until after Labor Day.
- 27 Errett: not certain if it will be completed by June 30.

The construction project at 46 Dune may require the installation of a new, larger water valve and water line to the property. At this time, it is uncertain how this installation will affect Dune Road. Margie is still waiting for information from the homeowner.

Margie indicated she planned to send appropriate reminder letters to project owners regarding construction deadlines.

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Commercial Patrol Committee: Marty Shecter for Steve Larsen

No further information on the research for possible video cameras.

Commercial Committee: Judy Bennett

The Atlantic Shoals sign has been damaged and will be repaired and replaced with the same size sign.

No response from produce stand so assume approved plans will be constructed soon.

McDonald's lease for 10 parking spaces has been sent. Signed contract should be returned within 30 days.

Community Facilities Committee: Ellen Throop for Jeff Sella

Still waiting to get a second quote for fog sealing two roads.

Dune crossings will be prepared and Mobi Matt installed the week before Memorial Day.

Legal Committee: Ellen Throop

- Norman lawsuit: there was a hearing on Monday, April 29. Will discuss in May Executive Session.
- Privacy Policy/Terms of Use for website: Jeff and Jay Sella completing.
- Collection Policy: approved and is final. Jeff, as President, to sign and place in Association records.
- Rules of Conduct for Board Members: tabled until 5/18 meeting. Board members should review before the meeting.
- Rules of Conduct for Employees: Ruby is getting signatures from employees.
- Rules Enforcement Procedure/Fining Resolution: sent to Mary Schrider-Fox for review.
- Document Request Process: next project for Legal Committee.

Alternative Revenue Sources: Ellen Throop, Pam Baratta, and Paula Sella met and identified four potential ideas. Ellen will mention at the Community Meeting and ask for volunteers.

Beautification: Tris Kruger

Tris continues to have communication issues with McCabe. He is trying to get quotes for two landscaping projects—Route 1 fence and Bridge Road power plant border.

Margie mentioned that the 29 Dune construction project that removed sections of the Beach Plum fencing will soon have to replace the fencing and the landscaping that was removed

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for access to the property.

The pedestrian walkway on Bridge Road from Route 1 to the Guard House has possibly been repainted with yellow paint which the Board decided was too bright and needs repainting with the sand color that existed previously. It was also noted that the lines were not straight. Ellen will first follow up with Jeff regarding situation but if yellow paint was in error, Marty moved and Judy seconded that the walkway be repainted with sand color paint and properly lined. All in favor.

New Business

Nancy asked about the red dots on E. Bayberry that define parking spaces. They are difficult to see and people are sometimes not parking in the defined spaces. We should consider painting the white lines similar to other areas.

34 E. Bayberry owner has stated that they have some driveway clearance issues with the parking spaces near their property and have asked that we investigate. There is also a question about access to their mailbox. Margie asked if the Little Free Library that was placed near there affects access. Community Facilities Committee will investigate.

Greg Pichler asked for a Board response to the letter that Marty Shecter sent to community members and the letter that Jennifer Kazemzadeh sent to the Board in response to Marty's letter. Ellen stated that Marty's letter was not a letter from the Board, was not authorized by the Board, was not the sentiments of the Board, and Marty paid for all such costs with his own personal funds. Greg asked if the Board would respond to Jennifer's letter. Ellen stated that she anticipates Jeff will respond to Jennifer.

Adjournment:

Judy motioned to adjourn. Sharon seconded.

The meeting adjourned at 9:40 am.

Next Board Meeting:

May 18, 2019 at 9:30 am at the Bethany-Fenwick Area Chamber of Commerce.

Respectfully Submitted,

Tris Kruger, Secretary