



## Board Meeting Minutes

Saturday, May 18, 2019

The meeting was called to order at 9:00 am by the President, Jeff Sella, at the Bethany-Fenwick Chamber of Commerce.

### **Board Members Present:**

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

### **Others Present:**

Ruby Halligan (CAS), Paul Bradley (13 Short), and Janie Switzer (1 Dune).

### **Review of Meeting Minutes:**

The April 27 Board minutes were reviewed. Ellen motioned to approve the April 27 Board Meeting Minutes. Judy seconded. All in favor.

The May 4 Board minutes were reviewed. Margie motioned to approve the May 4 Board Meeting Minutes. Nancy seconded. All in favor.

The May 4 DRAFT Community Meeting minutes were reviewed. Tris motioned to approve the draft minutes. Margie seconded. All in favor. Approval of the DRAFT minutes will occur at the August 31 Community Meeting.

### **Property Manager's Report:** Ruby Halligan

Still working on contacting local barracks of the Delaware State Police about Route 1 pedestrian crossing safety issues. No response yet but will continue to contact.

A total of 4 dumpsters were placed at East Addy Road from May 3 through May 15. Two dumpsters were originally ordered but due to volume two more were needed. Dumpsters were filled to overflowing and other items were left outside the dumpster.

Clark Tree Service provided the curbside bulk brush pickup on May 14 and 15. Two properties were not cleared of brush (14 Short and 30 Addy) because of large tree stumps or large dirt/sand balls which cannot be put in the shredder. Owners were contacted.

Owners packets (directory, parking passes, beach pass, etc.) were distributed at the Community Meeting. Remaining packets are at the Guard House. Owners will provide identification and signatures when they pick up their packets.

Trash calendar had incorrect dates for February and March 2020. Printer will print and

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laminated corrected trash schedules which can be picked up at the guard house. An email blast will be sent when they are available.

Clay/sand and the Bobcat & Tamper for the walkways were delivered.

Coastal Towing has been authorized to provide towing service for MBA.

Working with Justin to get all the lifeguards' employee records processed.

Received a second bid for fog sealing.

Sent invoice to 1 Dune Road on 4/27/19.

Letter sent to 30 Beach Plum updating on violation decision. Requested check to issue trash rebate.

Only 1 outstanding aged balance remains.

CAS has taken responsibility for the disarray of the meeting room at St. Martha's. A letter was sent to the church apologizing for not having the room arranged exactly as it was before the Community Meeting. Margie suggested that next year we get a clear direction for how the church wants the room to be arranged after the MBA meeting.

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

21 Short submitted a special event request for May 25 for a yard sale. Sharon moved and Margie seconded that the request be approved. All in favor.

Per requests at the Community Meeting: (1) trash/recycle/yard waste schedules will be printed and laminated and be available at the Guard House; (2) the codes for all the gates have been changed to the codes printed in the Directory; (3) the request for an additional speed bump on Short Road was discussed—would be expensive to add at this point and would probably not survive winter temperatures and snow/ice; (4) Marty will forward the financial slides to Jeff to be put on the website.

Excess trash has been and will probably continue to be a problem in the community. Carol Tucker-Foreman volunteered to lead a committee to evaluate possible solutions. Judy Bennett gave her some information from A. Raskauskas on what other communities have done. At this time, Community Patrol will take pictures of overflowing trash containers and send them to Jeff and Marty. When a trash pickup service is identified, CAS will order a special pickup. MBA will pay and then send the bill to the property owner. Property owner will be responsible for all the charges—both for the pickup and the CAS processing fee.

Margie moved and Marty seconded that Community Patrol will assess and document trash overflow.

Board discussed the problems associated with this year's dumpster for spring community bulk trash pickup. Dumpsters were overflowing, inappropriate items were placed in them, and some trash was left outside of the dumpsters. Board consensus was that we should not provide dumpsters next year but should either return to curbside pickup or eliminate the program altogether. Board should investigate the costs next year to make the decision. The bulk brush pickup was done May 14 and 15. Two properties were not cleared, and those

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owners have been contacted. Both will make suitable arrangements for pickup.

### **Committee Reports:**

#### **Building Committee:** Margie Cyr

Margie has sent emails to all open projects reminding them of the June 30 cutoff for construction. All except 29 Addy have replied that they will be completed by June 30. The home at 29 Addy will be completely enclosed by June 30 and will resume construction after Labor Day.

29 Addy – height survey is needed when the chimney is done. Before June 30, all contractor equipment including the porta-potty must be removed and the MB fence put back.

The construction project at 46 Dune will 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. Dune Road has been marked with paint. Artesian Water does have an easement.

#### **Community Patrol Committee:** Marty Shecter for Steve Larsen

Plans are to monitor activity this year and evaluate any future needs for video cameras. Issue tabled.

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

Judy will inform produce stand that parking must be entirely on their property with no overflow onto MB property. This will require 22 feet of parking space on their land only.

#### **Community Facilities Committee:** Ellen Throop for Jeff Sella

Fog sealing Errett and Addy Roads – we have received two quotes, but the square footage quoted is different. Jeff will reach out to contractors to clarify square footage before we compare quotes. Fog sealing would be done in the Fall.

Dune crossings – currently working on Bridge Road. Walkways will be closed one at a time during this project. Waiting for correct Bobcat to be delivered.

Errett Road needs a handicapped parking space. Changing the parking to angled parking would give one more space. Jeff will investigate.

34 Bayberry – mailbox placement and parking spaces may impact driveway access. Marty will talk with neighbors to help find a solution.

Margie requested that we move the Little Free Library closer to the fence along Route 1.

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

- Norman lawsuit – Executive Session.
- Privacy Policy/Terms of Use for Website – in final review.
- Collection Policy – approved and is final. Jeff Sella and Tris have signed.
- Rules of Conduct for Board Members—tabled until June meeting. Any candidates for Board elections should be reminded that they will be asked to sign.
- Rules of Conduct for Employees – Done.
- Rules Enforcement Procedure/Fining Resolution – sent to Mary Schrider-Fox for review.
- Document Request Process – in process.
- Proper insurance for beach events with outsiders (competitions) – all competitors must sign a release.
- 1 Dune – Invoice mailed.
- 6 Errett – Executive session.

Ellen introduced Paul Bradley – member of the Legal Committee.

### **Executive Session:**

Marty moved and Margie seconded that the Board go into Executive Session at 10:39 am to discuss:

1. Excess trash fining procedure
2. 16 Dune assessment
3. 41 Dune
4. Permit fees
5. 6 Errett
6. Norman Lawsuit
7. Discussion with our MB attorney, Mary Schrider-Fox

The Board came out of Executive Session at 1:42 pm. As a result of the Executive Session, the Board voted:

1. 6 Errett: ask for proof of who is authorized to act on behalf of the trust
2. 16 Dune: send letter asking to meet with property owner
3. Norman lawsuit: no decision from the Court

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### **Adjournment:**

Sharon motioned to adjourn. Marty seconded.

The meeting adjourned at 1:43 pm.

### **Next Board Meeting:**

June 22, 2019 at 9:30 am at the Bethany-Fenwick Area Chamber of Commerce.

**Respectfully Submitted,**

Tris Kruger, Secretary