



## Board Meeting Minutes

Saturday, August 31, 2019

The meeting was called to order at 9:00 am by the President, Jeff Sella, at Ocean View Presbyterian Church.

### **Board Members Present:**

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

### **Others Present:**

Ruby Halligan (CAS), Mary Grimm (CAS), David Taylor (1 Bridge, Beach Patrol Committee), Alex Sella (25 Short), Greg Pichler (20 Dune), Carol Tucker-Foreman (11 Dune), Tucker Foreman (11 Dune).

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

The August 24 Board minutes were reviewed and amended. Nancy motioned to approve the August 24 Board Meeting Minutes as amended. Margie seconded. All in favor.

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

Construction deposit checks have been returned for all completed projects.

Meeting packets for the Community Meeting were sent to all owners. CAS has received 59 Proxies/Ballots to date which constitute a quorum to hold the meeting.

Second notices will be sent to all those with Aging Receivables.

Getting quotes for 10 "Private Property/No Trespassing" signs.

Laminated Trash Pick-Up Schedules are available for owners who have not received them.

Forms for resident contact information changes/additions will be available at the Community Meeting today.

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

Golf cart rules will be discussed at the next Board meeting in September.

Ellen checked with our attorney, Mary Schrider-Fox, on whether individual building architectural plans are part of the Association's books and records and therefore available to all members. Mary stated that those plans are not public record, but part of individual files, and may be withheld. The Board should institute a policy related to access to individual

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building plans.

A new agreement is needed for 29 Addy for temporary removal of the MBA fence.

The Board will send an email blast to remind people to remove all trash from the beach, including biodegradable trash such as nut shells.

Jeff asked CAS about when the deposit check will be sent to Matt's Paving for the fog sealing on Addy and Errett Roads that is scheduled for October. The sealing should provide an additional five years to the life of the road. The fog sealing will require the roads to be closed to traffic for two days and is tentatively scheduled for October 7 and 8. Jeff will check with Matt's Paving to attempt to postpone the work for one week (after Columbus Day) and provide more detail about the dates and the time needed for the road closings. Individual notices will be sent to the residents impacted by the road closing.

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

Expenses for Maintenance Payroll and Community Patrol Payroll will be reallocated to ensure expenses are charged to the proper category. Currently Maintenance is over budget and Security is under budget due to incorrect coding of certain expenses.

Steve approved the amount to be billed to Indian Beach and North Indian Beach for lifeguard services. Ruby will send the invoices to the appropriate Management Companies.

### **Committee Reports:**

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

Many new projects will begin this fall.

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

Nothing to report.

### **Adjournment:**

Margie motioned to adjourn. Tris seconded. All in favor.

The meeting adjourned at 9:31 am.

### **Next Board Meeting:**

August 31, 2019 after the Community Meeting at the Ocean View Presbyterian Church.

### **Next Community Meeting:**

August 31, 2019 at 10:00 am at the Ocean View Presbyterian Church.

**Respectfully Submitted,**

Tris Kruger, Secretary