



## Board Meeting Minutes

Saturday, October 19, 2019

The meeting was called to order at 9:30 am by the President, Margie Cyr, at the Bethany-Fenwick Area Chamber of Commerce.

### **Board Members Present:**

Margie Cyr, Nancy Glasgow, Steve Larsen, Alex Sella, Jeff Sella, Marty Shecter, Ellen Throop, Tris Kruger, and Mike O'Mara.

### **Others Present:**

Ruby Halligan (CAS), Dorothy (Parlett) Hunt (10 Addy), Greg Pichler (20 Dune), Tucker Foreman (11 Dune), Carol Tucker-Foreman (11 Dune), Joe Raskauskas (30 Beach Plum), Janie Switzer (1 Dune), and Paul Bradley (13 Short).

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

Jeff motioned to approve the September 21 Board Meeting Minutes. Nancy seconded. All in favor.

### **Property Manager's Report:** Ruby Halligan (CAS)

- Chuck Taylor is still handling some landscape issues.
- Fence damaged by Dollar General truck being taken care of by Alex Sella and Chuck Taylor
- Second notices and final notices sent to Aging Receivables
- Private Property/No Trespassing signs to be placed along Kent Avenue beside gates
- Lifeguard Sharing- Invoices sent to both Indian Beach and North Indian.
- Deposit check sent to Matt's Paving for Fog Sealing and Culvert Project
- Received an extension to our request to extend the permit (expiring 10/30/19) for Beach Scraping
- Signorama to replace incorrect No Smoking Signs
- Gift cards purchased for Sharon Adams and Judy Bennett

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## **President's Report:** Margie Cyr

- DeIDOT plans to install road lighting on 3.3-mile section of Route 1 (Fred Hudson to York Road with flashing lights at crosswalks)
- Board received an anonymous donation of \$1000 to go towards beautification

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

- We are at approximately 50% of our budget expenditures to date
- Outstanding expenditures include trash collection, fog sealing and bonuses for Beach and Community Patrol
- Need to start working on next year's budget in November

## **Committee Reports:**

### **Building Committee:** Jeff Sella

The following is an update of all projects occurring in the community:

- 29 Addy- New contractor to finish out their project
- 16 Addy- Bathroom and kitchen remodeling
- 1 Dune-New construction
- 12 Bayberry – replace glass
- 6 Errett- Repair rotten wood on deck, house and railing, paint
- 19 Short- Repair and replace gutters, repair and extend deck (pending)
- 14 Short- Regrade lot; add plantings and fire pit
- 21 Bayberry- Install concrete pad under house for parking
- 2 Errett- Replacing screens with windows for 3- season room, adding canopy over deck
- 32 Bayberry – replace kitchen cabinets, replace outdoor shower
- 19 Addy- Install gutters, repair hole in exterior wall
- 28 Bridge-crawl space work, add additional support for foundation and concrete piers
- 16 Errett- Expand driveway aprons and replace gravel with pervious pavers

Marty moved and Ellen seconded to approve the Building Committee Report. All approved.

### **Beach Patrol Committee:** David Taylor (by phone)

- Lifeguard Seasonal Bonuses discussed

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- 25 Years of Service Special Bonus – Colin Crandell – moved to Executive Session
- New Lifeguard Chairs are being built

Discussion of bonuses moved to Executive Session

### **Commercial Committee:** Marty Shecter

- 14-18 Beach Plum – Roof Replacement
- 22 Beach Plum- Request to build single family home (to be used as an office) on commercial property
- 10 Beach Plum- Shed replacement

Ellen moved and Alex seconded to approve Commercial Committee Report. All approved.

### **Community Facilities Committee:** Alex Sella

- Community members to serve on the committee
- Dune fencing to be expanded this Winter
- Storage area at end of Bayberry
- Fog Sealing scheduled for Addy and Errett Roads- October 15th-16<sup>th</sup>
- 18 Bayberry – Culvert work and moving of driveway underway
- Crack sealing of ocean side roads – postponed until Spring 2020

Marty moved and Jeff seconded to approve the Community Facilities Committee Report. All approved.

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

- 41 Dune – Executive Session
- Bennett Lawsuit- Executive Session
- Standing Committees Administrative Resolution
  - All committees would be set up similar in form to existing standing committees
  - Chairs of committees to provide draft of duties
  - Board to review drafts

Jeff moved and Tris seconded to approve the Legal Committee Report. All approved.

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

- Landscaping proposals from companies other than McCabe

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## Old Business:

- Gahagan & Bryant- Steve to follow up regarding proposal
- Code of Conduct – Ellen will make changes, circulate again to discuss next month
- Golf Cart Rules – Changes were made to include, “must” not “should” in regards to mirrors and “only individuals with a valid driver’s license should operate.” These rules will be part of the packet that goes out to all MBA members at the spring meeting.
- Dogs on Beach – Minutes from June 22 board meeting reflect that a proper motion was never made to change the rule of “No Dogs on Beach from May 1 –September 30.” In June, Marty had proposed that we adjust our policy regarding dogs on the beach and permit dogs from 8 pm – 8 am (excluding holidays and holiday weekends), for a trial period beginning in the summer of 2020. No formal adoption was made.

Steve made a motion to NOT Allow Dogs on the Beach from May 1 – September 30. Ellen seconded.

- 5 For – No Dogs on Beach
- 3 Against – No Dogs on Beach
- 1 Abstained

## New Business:

- Community Patrol Golf Cart – new batteries, E-Z Go Maintenance plan  
Michael made a motion to have golf cart batteries replaced and purchase a service plan. Steve seconded. All approved.
- CAI Board Leadership Development Workshop, November 8 in Rehoboth Beach for any interested Board Members

## Community Member Comments:

- Carol Tucker- Forman
  - Golf cart liability
  - Community participation on committees
- Greg Pichler
  - Unofficial Happy Hour at 5 pm, 20 Dune Road

## Executive Session:

Ellen moved and Marty seconded to go into Executive Session at 1:25 pm to discuss:

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- Bennett Lawsuit
- Late Notices of Unpaid Receivables
- 41 Dune
- Lifeguard Bonuses
- CAS Contract

All approved.

The Board came out of Executive Session at 2:20 pm. As a result of the Executive Session, the Board voted:

- Jeff Sella and Paul Bradley will be representing MBA in the Bennett Lawsuit. The Board set the parameters to which Paul and Jeff will adhere to in the next mediation session scheduled for November 15, 2019.
- MBA will not attempt to collect late fees and interest on the unpaid accounts mentioned in Executive Session.
- Owner of 41 Dune will have electrician remove breaker to original/old oven on the second floor and replace with blank cover plate. Oven will be removed upon sale or transfer of property. Agreement to be drafter and recorded in Sussex County records.
- A bonus will be given to Colin Crandell for his 25 years of service. Beach Patrol Committee recommended bonuses for lifeguards was accepted in full by Board.

### **Adjournment:**

Nancy motioned. Tris seconded.

The meeting adjourned at 2:25 PM.

### **Next Board Meeting:**

November 18, 2019 at 9:00 am at the South Bethany Town Hall.

**Respectfully Submitted,**

Tris Kruger