



Board Meeting Minutes

Saturday, March 14, 2020

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

Board Members Present:

Present: Margie Cyr, Nancy Glasgow, Tris Kruger, Steve Larsen, Marty Shecter, Ellen Throop, and Michael O'Mara

By Phone: Alex Sella, Jeff Sella

Others

Present: Mark McCulloh (31 Addy), Greg Pichler (20 Dune), and Janie and Tim Switzer (1 Dune)

By Phone: Mary Grimm and Ruby Halligan (CAS)

Review of February Board Meeting Minutes:

Ellen moved and Nancy seconded to approve the February 22, 2020 Board Meeting Minutes. All in favor.

Property Manager's Report: Ruby Halligan (CAS)

- There are still two owner's accounts that remain unpaid and were turned over to our attorney for collection.
- Three Landscaping companies (Ruppert, Coastal Edge and McCabe & Sons) have presented proposals for landscape contracts for Middlesex Beach.
- Corrections have been made to GL coding for accounts.
- We are still waiting on a renewal contract from Republic for trash services.
- Invoice has been paid to Golf Cart Sales & Service for the replacement of batteries in the golf cart. Dave and Joe have been informed that the cart is ready for pick up.
- Resumes have been given to Dave and Michael for the open position on Community Patrol as advertised on Indeed and the newspaper. At this time, Dave stated that all positions on Community Patrol have been filled.
- We continue to work with Delmarva Power to replace lights on Dune Road. We cannot get a commitment on a time to replace.

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- Renewal for our insurance policies have been received and invoices submitted for payment. Policies expire 4/1/2020 so invoices must be paid in March. There were no increases in our insurance policies.

President's Report: Margie Cyr

- Debbie Reed will be replacing Ruby Halligan as our contact person at CAS.
- All employees of the Beach Patrol and Community Patrol have been hired.
- There are numerous building projects taking place in the neighborhood as well as building permit applications being submitted.
- Mark McCulloh was welcomed as the new chair of the Beach Patrol Committee. Please see the Beach Patrol Committee report for more information on Mark and his plans for a very busy summer.

Committee Reports:

Committee reports were accepted.

Old Business:

- Committee Organization Resolutions is tabled.
- Landscaping Contract for March 2020-March 2021. Three contracts were received.
 - Ruppert: \$16,059;
 - McCabe: \$16,620;
 - Coastal Edge: \$35,670
 - Michael will review the contracts of Ruppert and McCabe to verify the terms are consistent.
 - Ellen will review the legal terms of the contracts.
- Middlesex Beach Median Signs – Tris has cleaned up the signs to suffice for another year. Replacements signs will be in the budget for next year after the DelDot lighting project is complete.
- Budget, April 2020 – March 2021 – the Board will continue to discuss the proposed budget and take a vote on it via conference call prior to the April 25th, 2020 meeting. The assessment will then be presented to the community for approval at the May 2nd, 2020 Community Meeting. The 6 main issues are as follows:
 - Landscape Contract
 - Community Facilities budget including \$4000 for walkways
 - Funding for the culvert cleaning

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- Trash Contract
- Beach Patrol equipment/Allocation
- Any current year surplus
- Rental Fee – It was proposed by 3 board members that the concept of a rental fee be revisited and presented to the community.
 - Steve made a motion to have MBA's attorney advise the Board on the legal process of putting forth a community vote for a covenant change. Michael seconded. Motion approved. 6 in favor (Steve, Michael, Nancy, Tris, Marty, Margie); 3 opposed (Ellen, Jeff, Alex)
 - Ellen made a motion to have MBA's attorney address her conflict in advising individual board members. Alex seconded. Motion approved. 6 in favor (Ellen, Alex, Tris, Michael, Margie, Jeff); 3 opposed (Steve, Marty, Nancy)
 - Tris made a motion that MBA's attorney be present in some forum when addressing the board on this issue. Margie seconded. Motion approved. 6 in favor (Steve, Marty, Nancy, Tris, Margie, Michael); 1 opposed (Ellen); 2 abstain (Jeff, Alex)

New Business:

- Steve made a motion that \$20,240 for GBA contract be transferred from Beach Reserve Funds to MBA Operating Funds. Nancy seconded. All in favor with the exception of Tris, who opposed. Alex abstained.
- The Rules & Regulations for Construction were discussed and are subject to approval by the Legal Committee
- The Construction Rules & Regulations will require that all new driveways be pervious and included in the 45% lot coverage.

Executive Session:

Nancy moved and Marty seconded to go into Executive Session at 12:55 pm to discuss:

- 29 Addy Violation Hearing
- 14-16 Dune Road
- 10 Day advance notice of Board Meeting
- Indian and North Indian Beaches

The Board came out of Executive Session at 1:15 pm with the following results:

- The owners at 29 Addy have been issued 2 \$100.00 fines for building violations.
- There will not be any more collection notices sent to the owners of 14-16 Dune Road.

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- The Board will have a meeting via telephone on March 25th, 2020 at 7 pm to discuss the budget and future meetings.
- The Board discussed our lifeguard arrangement with Indian and North Indian Beaches

A motion was made to come out of Executive Session and return to Open Meeting.

Continued New Business:

- Jay's Vending
 - The Board voted to prohibit a food cart that services South Bethany and Sea Colony to traverse our beach and sell food and soft drinks.\

Adjournment:

Nancy motioned to adjourn. Margie seconded.

The meeting adjourned at 1:20 PM.

Next Board Meeting:

April 25, 2020 at 9:30 am at the Bethany-Fenwick Area Chamber of Commerce.

Respectfully Submitted,

Tris Kruger

Nancy Glasgow