



## Board Meeting Minutes

Saturday, April 25, 2020

### Conference Call

The meeting was called to order at 9:35 AM by the President, Margie Cyr.

#### **Board Members Present:**

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

#### **Others:**

Ruby Halligan (CAS), Debbie Reed (CAS), Mary Grimm (CAS), Susan McCurdy (CAS), Mark McCulloh (31 Addy), Janie and Tim Switzer (1 Dune), Amy Witcover Sanford (34 Errett), Diane and Jim Everline (23 Addy), Jerry Rafael (23 Addy), Virginia Liddle (5 Addy)

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

Ellen motioned to approve the March 14th Board Meeting Minutes. Marty seconded. All in favor.

Alex motioned to approve the March 25th Board Meeting Minutes. Nancy seconded. All in favor.

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

Susan McCurdy made some suggestions in regards to Financial Investments and recommended the Budget Committee meet with Ted Hart, a financial advisor with Morgan Stanley, to hear a presentation. The committee was very receptive to this idea so a meeting will be scheduled.

Debbie Reed gave the following report:

- Ruppert was selected as our landscaping company and the contract has been signed.
- Republic Trash will be picking up yard waste every other Wednesday beginning April 29th
- CAS is still working with Delmarva Power to replace the street lights on Dune Road.
- Repairs were made to the Community Patrol vehicle.

The Board thanked Ruby Halligan for her service to the MBA board and community.

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

- We have gained a lot of sand and therefore the walkways are taller and wider.
- Rehoboth Beach has cancelled their July 4th fireworks and activities due to Covid-19. It is believed that Bethany will also cancel all July 4th activities.
- Cases of the Covid-19 virus are up in Sussex County.
- The May 2nd Community Meeting will be held by way of a conference call and will be operator assisted. Margie will meet with CAS this week to discuss the details of this format, the proxies and the call in votes.
- As of Friday, April 24th, CAS has received 90 proxies for the vote on the assessment

### **Committee Reports:**

All committee reports were accepted with two addendums to the Commercial Report:

- Ocean Air Produce who leases space on the lot at 24 Beach Plum would like to build a permanent structure for their business and will be sending in the plans for approval.
- The owner of 22 Beach Plum has submitted plans for approval to build a house/office on her lot.

### **Unfinished Business:**

- Fog Sealing on Beach Plum: The \$6,000 needed for the fog sealing of Beach Plum will be put into the budget out of the Reserve Fund. Alex made a motion, seconded by Marty to proceed with the fog sealing at a cost of \$6,000. All in favor.
- 62 Dune Road Sand Removal Request: MBA is not authorized to remove sand from the sand dunes. The owner was referred to DNREC.
- Dog Waste Station- A dog waste station will be purchased and placed between 8 Dune and the walkway at the south end east side of Dune Road.
- Community Meeting May 2nd- The community meeting will be in the format of a conference call with a meeting moderator. The board will be the hosts and should call in at 9:35. Other community members can begin calling in on a different number at 9:45. There will be a question and answer period at the end of the meeting controlled by the moderator.
- Beach/Community Patrol Task Force- The task force lead by Mark McCullugh is meeting once a week to discuss the evolving Governor's orders, the opening of beaches, and most importantly safety as it effects Middlesex Beach and our employees amidst the Covid-19 epidemic. Mark and Justin will keep in contact with surrounding beach patrols as new information evolves. It was advised that we retain our full staff of lifeguards regardless of the beach opening. The task force will report back to the board with recommendations on procedures and moving forward.
- MBA Packets – The MBA packets containing the beach/parking passes will not be

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mailed but will be available for local pick-up after May 9th.

- 11 Bayberry- Marty made a motion and Nancy seconded that the circular driveway and culverts and 11 Bayberry be approved. All in favor.

### **New Business:**

- Jay Vending – Jay Vending requests to use our beach as access from South Bethany to Sea Colony. Tris made a motion, seconded by Michael to deny access. All in favor except Alex who abstained.
- Budget Adjustment – There is no ability to change the budget.
- Annual Assessment – It is required that the annual assent be due and payable once per year.
- Bennett Sign Request – The sign request submitted by Bennett Realty cannot be approved because there is currently a sign on the property and per the covenants only one sign is permitted per lot. Marty made a motion, seconded by Ellen, that the sign request be denied. All in favor.

### **Executive Session:**

Marty moved and Tris seconded to go into Executive Session at 11:30 am to discuss:

- Bennett Lawsuit

The Board came out of Executive Session with the following results:

- Since the Norman Law Firm has vacated their commercial space at 2 Beach Plum, the business can no longer advertise on the sign on the property.

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

### **Next Board Meeting:**

May 2, 2020 at 8:30 am via Zoom video conferencing.

### **Adjournment:**

Tris motioned to adjourn. Marty seconded.

The meeting adjourned at 12:15 PM.

**Respectfully Submitted,**

Tris Kruger

Nancy Glasgow