



Community Meeting Minutes

Saturday, May 4, 2019

The meeting was called to order at 10:14 am by the Vice President, Ellen Throop, at St. Martha's Episcopal Church.

Board Members Present:

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

Ellen welcomed all attendees to the meeting. At this point, Ellen established a quorum consisting of attendees and proxies was present. Quorum was present.

Review of September 2018 Community Meeting Minutes:

Minutes of the September 1, 2018 Community Meeting were reviewed. Motion was moved and seconded to approve the minutes. All in favor.

Ellen asked each of the Board Members present to introduce themselves. Ellen introduced Mary Grimm from our management company, CAS, and asked her to introduce the CAS employees who were present at the meeting. Mary introduced Ruby Halligan, who is the Middlesex Beach Property Manager, and also Claudia, Brenda, and Gail who were assisting with the meeting.

Ellen asked if there were any new property owners at the meeting. None were present.

She stated that regular monthly Board Meetings were held at the Bethany-Fenwick Area Chamber of Commerce and that all are welcome to attend.

President's Report: Ellen Throop for Jeff Sella

Ellen referenced Jeff's letter that was included in the mailed meeting package and highlighted the following points:

- Each property owner received one beach pass and two hanging parking passes, in addition to one parking sticker.
- There will be a revised "no smoking" policy for the beach. Smoking is prohibited on

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the beach and the walkways from May 1 through September 30.

- Dogs are prohibited on the beach from May 1 through September 30 based on Delaware State Law. One person added that dog walkers should be reminded to pick up after their pets. Another person asked why we did not start the “no dog” policy on May 15 instead of May 1. Ellen responded that we are following Delaware State Law and that she would email a link to the State policy if anyone requested it.
- Trash/Recycle/Yard Waste: Ellen discussed the reduced pickups for trash—from 3 per week to 2 per week during the summer months and also the fact that Republic will no longer schedule pickups on Saturday due to weekend traffic and driver weekly time limitations. She reminded all that they must ensure their property has adequate trash containers and enclosures to contain all the trash generated by their property. Trash bags should not be placed outside the enclosure. Trash overflow could be especially problematic from the Friday pickup to the Monday pickup due to weekend turnaround of homeowners/guests/renters. If a separate pickup of excess trash is required, that cost will be billed to the property owner.
- There will be a community brush pickup on May 13. A dumpster was placed at the corner of Addy and Dune on May 3 and will be in place until May 13. One attendee noted that the dumpster was almost full already and that another dumpster may need to be ordered. Ellen requested that Ruby proceed with placing the second dumpster.

About 60% of owners present were concerned that there was no laminated trash schedule in the meeting packet and the only trash schedule was the one included in the Directory. At the May 18 Board Meeting, the Board will consider ordering the laminated sheets and having them available at the Guard House. An email will be sent if and when they are available for pickup. Several expressed concern that yard waste pickup ends in October. Since leaves are still falling in November, they asked that yard waste pickup be extended through November. Board will assess at the May 18 Board meeting.

Ellen expressed the Community’s thanks to Alex, Nick, and Jay Sella for all the labor they contribute to the Community Facilities Committee. They did all the new road lining on Dune Road and Beach Plum Road. Thank you to Jay for his maintenance of the website. Also thank you to the Sella family for not only the free labor, but also the donation of the paint and equipment required for the road lining.

Treasurer’s Report Marty Shecter for Steve Larsen

Marty began with a report on the safety issues concerned with crossing Route 1. He reminded all that one fatality occurred near Sea Colony this past year. The State will place some “Yield to Pedestrians” signs near the crosswalks. He reminded all that even though traffic is supposed to stop for pedestrians in the crosswalk, they don’t always do so and everyone should exercise extreme caution in crossing. K.Rayburn stated that the flashing sign is blocked. Marty responded that DelDOT is aware and will move the signs. C.Tucker-Foreman thanked the Board for the sign. J.Byrd asked why there is not a light.

Marty presented the slides outlining revenues, expenses, and projections for the 2019/2020 budget and assessment. Rising wages are one of the main reasons for increased expenses.

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Contributions to the Capital Reserve Funds were questioned. J.Dempsey asked about the amount of money transferred to the Beach Reserves, the Cash on Hand, and had remarks about the 2017 Reserve Study. J.Woolman asked J.Dempsey to send him an email with his comments. He also asked that the slides be posted on the website. One person commented that the Reserve Funds should be invested in conservative, more income-producing investments in order to keep pace with inflation.

Marty announced that Dave Greer has been appointed Head of the Community Patrol. There are two new hires this year for a total of 8 employees, some full-time, some part-time. He asked that everyone respect all employees, both Community Patrol and Beach Patrol.

B.Aberbach asked about extra trash cans at the beach and how reduced trash collection would impact overflow. C.Tucker-Foreman stated that the community should enforce trash rules and she volunteered (and asked for other volunteers) to help manage the trash. Since there are not recycle containers at the beach walkways because of mixing regular trash and recycle trash, it was suggested that signs be posted asking people to take their recyclables back to their own property for recycling. K.Rayburn asked about past year expenses for drainage and walkway maintenance. Board mentioned clogged ditches on Kent Avenue. There was a question about spraying for mosquitos – State is scheduling.

At this point, R.Thomas moved that the 2019/2020 Assessment for \$2350 be approved. Motion was seconded. Two “No” votes and all others in attendance voted “Yes.” Proxy votes were added. Motion approved.

Committee Reports:

Beach Patrol Committee: Sharon Adams for David Taylor

David thanked the community for all the past support. He thanked C.Tucker-Foreman for storing the guard stands under their house for the winter.

Daily coverage starts May 25 through September 2, and then weekend coverage the next two weekends, weather-permitting. Junior Guards begin June 22 at 10:00 am and then run 10:00-11:00 am Tuesdays, Thursdays, and Saturdays thereafter. Three Sunday Hotdog Picnics are scheduled – July 7, July 21, and August 4, all at 12:00 noon. The third Annual Middlesex Beach Womens Only Competition takes place June 27 at 6:00 pm. The Middlesex Beach Geoff Myers Lifesaving Invitational is August 14 at 6:00 pm. He invited all to come to support our teams.

He asked all to comply with any requests from the Beach Patrol, read the back of the beach pass, and read the message boards on each lifeguard stand each day.

Beautification Committee: Tris Kruger

Tris thanked the members of the Beautification Committee. He discussed plans to add additional landscaping along the Route 1 fence but noted that trees will probably be planted in the Fall.

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Social Committee: Tris Kruger for Mary Byrd

Tris reminded all of the Happy Hour scheduled this evening at his home from 5:00 - 7:00 pm and encouraged all to attend.

Building Committee: Margie Cyr

Margie thanked the members of her committee. She stated that listening sessions held earlier showed that most people want enforcement of the covenants. Almost all work on properties requires a permit. She stated that MB has relationships with property owners, not the contractors, and communication and enforcement is the owner's responsibility. She stated that it is easier if they use contractors that have experience with MB. She reminded everyone that all construction must stop June 30. Check the Directory for Rules and Regulations.

At this point, H.Swanson thanked the Board for their contributions to the MB community.

Community Facilities: Ellen Throop for Jeff Sella

Ellen reported that additional rolls of beach fencing were placed on the beach to increase sand collection. Also, there are berms on the north and south ends of the beach. Dune walkway maintenance will be completed the week before Memorial Day weekend. Additional Mobi Mats are still being considered.

Nominating Committee: Sharon Adams

Sharon stated that 4 Board of Directors positions will be elected at the September Community Meeting and asked that any interested candidates contact her. Since the biographies of the candidates are included in the mid-August letter to property owners, she asked that any interested candidates contact her by the end of July.

Community Comments

There was a question about the Norman sign and lawsuit. Ellen stated that there had been a hearing in Chancery Court on Monday but could not comment further.

H.Dempsey asked about increased traffic from outsiders on Bridge Road since the gate can be opened by putting your hand through the gate to open. Other residents mentioned that several other roads also provide easy access from outsiders.

Homeowner on Short Road stated that another speed bump is needed to stop speeders. The last speed bump is at 14 Short and then none until the end of the road. He asked that an additional one be placed between 14 Short and the end of the road.

There was a question about when the gate combinations will be changed. Ellen will seek clarification and the Board will advise owners of the date.

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The red dots to delineate parking spaces on Bayberry are difficult to see and should be replaced with lines.

G.Pichler asked about the letter sent to the community by Marty Shecter. Ellen responded that the letter was not sanctioned by the Board, not the Board's view, not sponsored by the Board and was simply a community member communicating with other community members with his own time and money. Marty agreed with the statement.

Ellen stated that the petition for a rental fee was not accepted by the Board and there has been no decision to move forward with a rental fee. However, some Board members wish to address the issue so the Board is meeting with MBA's attorney in Executive Session on May 18.

Adjournment:

A motion was moved and seconded to adjourn. All in favor.

The meeting adjourned at 11:53 am.

Next Community Meeting:

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

Respectfully Submitted,

Tris Kruger, Secretary