



Board Meeting Minutes

Saturday, June 20, 2020

Zoom Video Conferencing Call

The meeting was called to order at 9:30 am by the President, Margie Cyr.

Board Members Present:

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

Others:

Debbie Reed (CAS), Kerry Hall (5 Short), Peggy Taylor (21 Short), and Tim & Janie Switzer (1 Dune).

Review of Board Meeting Minutes

April 25th: Treasurer's report correction – There was a clarification of the retained earnings amount. Steve moved to approve the minutes seconded by Jeff. All approved.

May 2nd: Jeff moved to approve the minutes, seconded by Steve. All approved

May 17th: Task Force report correction – lifeguards will be stationed at the back of the beach. Tris moved to approve the minutes, seconded by Nancy. All approved

June 13th: Executive session action – Larger directional signs will be made for both ends of each walkway. Alex moved to approve the minutes, seconded by Jeff. All approved.

Property Manager's Report: Debbie Reed (CAS)

- The CAS offices are back open.
- Debbie will be driving through inspecting the community every other Friday.
- An ad has been placed in the local paper for a Community Patrol employee.
- The meeting with Ruppert went well and they are up to date on all landscaping.
- The new directional signs for the walkways were picked up yesterday.
- The projects at 23 Bayberry and 16 Addy are complete.

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President's Report: Margie Cyr

- Jeff Sella has been appointed as the head of Community Patrol.
- The governor has approved all youth activities to resume, therefore the Junior Lifeguard Program may resume. Ellen will combine the current waiver with a COVID-19 assumption of risk to have one all-inclusive release form. Tris moved that the Junior Lifeguard Program commence. Ellen seconded. All in favor.

Treasurer's Report: Steve Larsen

- We currently have \$145,000 in retained earnings. Steve made a motion, seconded by Jeff, that \$22,430 of retained earnings be moved into Beach Reserves. All approved.
- The budget committee met with Ted Hart from Morgan Stanley. They discussed investing two of our reserve funds into a higher interest rate CD. More discussion is needed before any decisions are made.
- We have \$15,000.00 budgeted specifically for culvert cleaning. Repair costs for Individual culverts are not included in this number.
- There was \$500 spent on fences and gates. We need to keep track of Community Facilities hours.

Committee Reports

Building Committee:

- **44 Dune** – work complete, deposit returned
- **23 Bayberry** – work complete, deposit returned
- **17 Bridge** – Not yet inspected
- **29 Addy** – waiting on CO from Sussex County

Commercial Committee:

- The produce stand will be complete and open by June 30th.

Unfinished Business

- The **Beach Replenishment** documents were received. MBA needs to prove ownership of land by providing the original deed and plats. Jeff will send this information to

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Steve who will then forward to the law firm.

- **Dog Waste Station** – The dog waste station that was to be placed on MBA property at 48 Dune Road will be revisited. The cost of \$250 will come out of the Beautification budget.
- The construction project at **14 Addy** has not yet been inspected nor has the deposit been refunded. Two certified letters have been sent to the owners with no response.
- There are 4-5 wood panels needed for the **MBA Storage Area** at the west end of Bayberry Road. Marty made a motion, seconded by Tris, that we replace the necessary panels. All in favor, Ellen, Jeff and Alex abstained.

New Business

- A location has been determined for the **51 Dune Road Mailbox** placement request. Marty made a motion, seconded by Tris that the mailbox be placed on the east side of Dune Road on MBA property.
- The Social Committee will sponsor a **July 4th House Decorating Contest**. Homeowners and those renting are encouraged to enter. Prizes not to exceed a total of \$100.00 will be awarded. Posters will go up soon with more details.
- The **Liability and Waiver for Tom and Nancy Glasgow's Decommissioned Lifeguard Chair** was presented to the Board for approval. Marty made a motion, seconded by Steve to approve the waiver. All approved with the exception of Ellen who did not approve and Alex who abstained.
- **Vacancy on the MBA Board:** Alex made motion, seconded by Ellen, that the Board has the power and the duty to elect a member to serve the remainder of the board position term i.e. 14 months. All in favor. This member will be elected at the July 18th meeting. Board to reach out to community for potential candidates.
- The format for conducting the **Fall Community Meeting** will be through an operator-assisted teleconferencing call. This proved to be very successful for the May meeting.
- The idea of **Beach Cameras** was tabled until the Fall.
- An Ad Hoc Committee was formed to review our **Property Management status**. The committee consists of Ellen, Steve, and Jeff.
- The **Wood Family** (5 Bridge) submitted a **Special Request** to have an event tent on their property from July 18th – 25th, at which time they will be hosting their annual Wood Family Reunion. The tent will be up to ensure social distancing while still gathering for nightly dinners. The MBA Covenants (9.3) IN PART prohibit tents, out-buildings and temporary structures from being placed or kept on a Lot. Steve motioned, seconded by Ellen, that the request for a tent be denied. All in favor with the exception of Nancy and Marty who abstained.

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- Margie indicated that the Board unanimously approved the **Code of Conduct** November 2019 and will be seeking all Board Members and Committee members sign in each respective capacity.

Executive Session:

The Board voted to go into Executive Session at 12:45 pm to discuss:

- 6 Dune. Road Violation
- 34 E. Short Road Violation

The Board came out of Executive Session at 12:55 pm with the following results:

- The fence at 6 Dune Road has been repaired and no further action will be taken.
- A violation letter was sent to the owners of 34 E. Short Road.

Adjournment:

Alex motioned to adjourn. Jeff seconded. All were in favor.

The meeting adjourned at 1:00 pm.

Next Board Meeting:

Saturday, July 18, 2020.

Respectfully Submitted,

Tris Kruger, Secretary

Nancy Glasgow