



Board Meeting Minutes

Saturday, August 22, 2020

Zoom Video Conferencing Call

The meeting was called to order at 9:30 AM by President, Margie Cyr. It was requested that all community comments be kept to two minutes.

Board Members Present:

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

Others Present:

Debbie Reed (CAS), Mark McCulloh (Beach Committee Chair), Greg Pichler (20 Dune) Rachel Foreman LaManna (11 Dune), Carol Tucker-Forman (11 Dune), Tim and Janie Switzer (1 Dune), Peggy Taylor (21 Short), Michael King, Alex Firestine, Timothy Firestine (13 Dune), Gerald Kafka (2 Dune)

Review of July 18, Board Meeting Minutes:

Nancy made a motion to approve the July Board Meeting Minutes as written. Steve seconded. All in favor and the July Board Meeting Minutes were approved.

Property Manager's Report: Debbie Reed

- July financials were sent out this week.
- 16 late notices were sent for past due assessments.
- The retained earnings of \$22,430.00 were transferred to Reserve Beach Funds per the request/approval of the board.
- Violation letters were sent to 4 Dune, 6 Dune, 12 & 13 Dune and 27 Dune.
- Mr. King has chosen to attend the hearing today based on violation he received.
- Mark Forma's realtor, Crowley Associates, has submitted a letter regarding the situation.
- Fall annual community meeting has been changed from September 5th to September 19th.
- Revised proxy ballots need to be received by close of business on Monday, August

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24, 2020 so they must be mailed no later than, Friday, August 28, 2020.

- Mary Grimm is available to do a presentation of our website on a date that is convenient for the board. This can also be done as a Zoom call.
- Procedure regarding large projects scheduled to start after Labor Day. Checks and plans have been received from 30 Dune, 115 Evergreen and 123 Evergreen.
- CAS again contacted Delmarva Power regarding street lights that are out on Dune Road.
- Account was set up at G&E Hockers to be used to purchase water and ice for the Guard Shack. Authorized users are Dave Greer and Justin Voorheis.

President's Report: Margie Cyr

There are several budget issues that are of concern and need to be addressed.

- The cost for the operator assisted conference call for Fall meeting is \$1200.00
- The storm clean up from the recent Nor'easter was costly and we still have hurricane season ahead.
- Extended summer season would mean additional staffing of Beach Patrol and Community Patrol.

South Bethany has focus groups looking into internet coverage.

Treasurer's Report: Steve Larsen:

CAS reached out to Morgan Stanley regarding CD ladders for our \$300K and \$200K in Capital Reserves. It was determined that with interest rates so low it was not beneficial at this time to have more than \$250K in any account. Steve made a motion, seconded by Ellen that we set up two accounts with no more than \$250K in each. CAS will propose ways to maximize our return.

Committee Reports:

Beach Committee: Mark McCulloh

- Beach Patrol set a record with over 20 successful rescues (pulls) this summer.
- It is predicted to be a busy fall due to limited "in school" learning.
- Rip Currents were a big issue this summer and will continue to be into September.
- We should be able to staff lifeguards weekends through the end of September. Weekday coverage is most likely not an option. Staffing is an issue during the week since none of our Senior Guards will be available and Mark doesn't feel comfortable staffing without a "seasoned" guard on duty.

Beautification: Tris Kruger

- Tris addressed mowing concerns with Ruppert and all seems to have been resolved.

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Building: Jeff Sella

- Permits have been issued for both 30 Dune and 31 Bayberry to be demolished.

Budget: Steve Larsen

- There is currently \$30K in unpaid assessments.
- With the projection of an extended summer season, the Beach Patrol and Community Patrol may go over budget. The Budget Committee will meet to discuss options.

Community Patrol: Jeff Sella

- There was vandalism to signage and the golf cart was taken without permission.

Commercial : Marty Shecter

- Ocean Air Produce hopes to remain open through mid September.

Community Facilities: Alex Sella (written report submitted)

- A trailer has been parked at the corner of Addy Road and Route 1 for over a week. Margie will consult our attorney to see if we have the ability to have it towed.

Social Committee: Nancy Glasgow

- No social events are currently on the calendar.

Old Business:

Directional Flow on Beach- Marty made a motion, seconded by Tris that directional signs on walkways be removed and replaced with “ Masks or face coverings required” signs. All in favor, Alex abstained. Bridge walkway will remain closed to all but MBA staff. Beach Patrol and Community Patrol will be informed and signage will be changed.

Fall Community Meeting- The meeting will be held on September 19, 2020. New ballots will be mailed to community members. Ballots will also be available on the MBA website and can be submitted via fax or email. Results of election will not be available the day of the meeting. Candidates running for the board are Norah Alter, Nancy Glasgow, Bill Leconte, Steve Larsen, Carol Paul, Greg Pichler, Marty Shecter, Ellen Throop and Amy Witcover-Sanford.

Special Event Request- Residents of 6 Addy are hosting an event for 15 people on Sunday September 6 and are requesting street parking on that day. Tris made a motion, seconded by Jeff to grant the request for street parking on the said day. All approved.

Jay Sella- Jay will be stepping down as webmaster of the MBA website. The board wishes to thank Jay Sella for all of his time and effort not any with the website but with many other technical issues he handled for our community. Ellen made a motion, seconded by Tris to send Jay a thank you gift card. All approved with the exception of Jeff and Alex, who abstained.

New Business:

Community Patrol- Tris made a motion, seconded by Nancy to have Community Patrol on duty only during the day after Labor Day with no night patrol except for weekends to be evaluated on a weekly basis and amended as necessary. All in favor with the exception of

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Ellen and Alex who abstained.

Beach Patrol- Steve made a motion, seconded by Nancy to keep lifeguards on duty weekends only through the month of September to be evaluated on a weekly basis and amended as necessary. All in favor with the exception of Alex and Ellen who abstained.

Executive Session:

Jeff made a motion, seconded by Jeff to move into Executive session to discuss:

- Violation Hearing
- Personnel Matters
- Violations

All voted in favor.

Alex made a motion, seconded by Jeff to return to Open Session. All in favor.

Adjournment:

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

The meeting adjourned at 2:15.

Respectfully Submitted,

Tris Kruger

Nancy Glasgow