

Middlesex Beach Association

September 26, 2020

Board Meeting Minutes

Meeting held by Zoom

Board Members:

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

Others: Paul Bradley, Carol Tucker-Foreman, Peter Forma, Mark Forma, William Errett, Janie Switzer, Tim Switzer, Sean Sokolowski, Val Peizer, Trang Bowers, Paul Bradley, Gerald Kafka, Terry Errett, Kerry Hall, Gregory Pichler, Larry Binkley

A Motion was made by Margie – No electronic or any type of recording (video and/or audio) of the Board meeting in any fashion is allowed except via Zoom initiated by the Board; seconded by Ellen and all in favor.

Annual Re-organization

Nominations were held and the following Officers were elected:

President – Margie Cyr

Vice President – Steve Larsen

Treasurer – Alex Sella

Secretary – Ellen Throop

Adjourn to Executive Session for the purposes of:

- Violation Hearings (2):
- Consideration of MBA's Attorney, Mary Schrider-Fox, Esq.'s letters

At 9:55 AM, Alex moved, and Marty seconded to go into executive session; all in favor.

At 11:15 a.m. The Board returned to open meeting.

Margie restated based upon Board's earlier Motion that no electronic recording (other than Board's possible recording via Zoom of attendees) can be made by anyone as to part or all of the meeting.

Review Board Meeting Minutes

Saturday, August 22, 2020 – Ellen motioned to approve, and Marty seconded; all in favor.

Thursday, September 10, 2020 – Nancy motioned to approve, and Marty seconded; all in favor.

Saturday, September 19, 2020 – Alex moved, and Jeff seconded with one correction – the address is 31 EAST Bayberry; all in favor.

Property Manager's Report: Debbie Reed, CAS. No report.

President's Report: Margie Cyr

- Lighting on Rt 1 will be installed by DelDOT approximately every 125-150 feet from Cottage Café to Fenwick Island with a start date of October 2020. In October 2019 MBA Board voted not to pay for the upgraded light poles (at an approximate cost of \$85,000).
- One crosswalk flashing light will be installed by DelDOT at the intersection of Rt 1 and Bridge Rd. DelDOT may install others depending on its finances. MBA provided a priority list of locations for other crosswalk flashing lights.
- Replenishment Project: Bethany and South Bethany are participating. Jeff Sella has site drawings from the 2018 project. MBA has granted access across MBA beach previously for moving equipment. The moving schedules were coordinated daily between MBA, Sea Colony and the contractors as this project was done during the summer months.
- Committee Chairs were tabled until the October meeting.
- Tentative meeting dates were discussed: October 17, November 21, December 19, January 16, February 20, March 20, April 17, May 22, June 19, July 17, August 21. A majority of Board members are not available October 17. Another date will be sought for this meeting. These dates will be revisited at the October meeting.

Discussion with Trang Bowers, Terry Errett and Billy Errett Demolition and Building Application, 30 Dune Rd.

- Discussion regarding removal of fence, shrubbery and flagpole, house history and use by Errett Family, and conditions and terms of past and current guard shack lease. Board advised of its approval to remove the MBA fence, shrubbery and flagpole by the guard house at the owner's expense.
- Owners will entertain safety discussions with Board in the future as to the driveway location being near the main intersection of beach side access.
- Formal demolition approval will be sent by Building Committee to the Erretts shortly.

Treasurer's Report: Steve Larsen – no report.

Committee Reports

- Beach Committee: Mark McCulloh – no report.
- Beautification: Tris Kruger – no report.
- Building: Jeff Sella, written report submitted
- Budget/Finance: Steve Larsen – no report.
- Community Patrol: Jeff Sella – no report.
- Commercial: Marty Shecter – no report.
- Community Facilities: Alex Sella – no report.
- Legal: Ellen Throop – no report.
- Social: Nancy Glasgow – no report.

Unfinished Business

- Beach Replenishment Permit Status – Steve reviewed the project and advised of request for MBA to authorize a 408 Review and payment of outstanding \$5,000.00 Engineering Invoice. Moved to Executive Session.
- Polaris Usage: Polaris Repair or Replacement – Alex presented the Polaris is in the shop for repairs. Cost estimate of repairs forthcoming. Board will need to decide repair or replace Polaris. Tabled to October.
- Streetlights on Dune Rd. – The lights were removed during the rewiring of Dune Rd have not been replaced. CAS has failed to connect to Delmarva Power to have these lights be reinstalled.
- Marty will continue to maintain the dog waste stations until November.

New Business

- 1 Dune requested permission for an exception for their project and others construction projects to do construction work on Saturdays before the November start dates. Tim and Janie Switzer presented their request for all owners similarly situated and relaxing the rules would be good for the community. Board members provided comments of agreement or disagreement and discussion of the rule's purpose and process ensued. Jeff made a motion that the Board waive the construction rules limitation for the remaining Saturdays in October 2020 such that construction work may occur 9:00 AM to 4:00 PM on these Saturdays. Tris seconded. Marty, Nancy, Tris and Jeff voted in favor; Ellen, Margie, Steve and Alex opposed. The motion failed.
- 33260 Coastal Highway Signage Permit Request – Marty indicated the application for the replacement of two signs by Vacasa comply with all the MBA covenants. Marty moved to approve the application and Tris seconded. All in favor.
- Polaris and Golf Cart – Secure storage at the end of Bayberry – Tabled to October
- Jeff reviewed the numerous Emergency Repair requests received and approved by Margie

Adjourn to Executive Session for the purposes of:

- Violation Hearings (2): to finish said discussions.
- Consideration of MBA's Attorney, Mary Schrider-Fox, Esq.'s letter.
- Delinquencies.
- Engineering Invoice.

At 12:45 PM Steve moved, and Marty seconded to go into Executive Session; all in favor.

At 1:23 PM Board returned to open meeting.

At 1:24 PM Tris moved to adjourn meeting and Marty seconded. All in favor

