

MBA Board Meeting Minutes

November 21, 2020

9:30 AM

Zoom Meeting

Board Members:

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

Others: Debbie Reed (CAS Mgmt); Kerry Hall, Tim and Janie Switzer, Peggy Taylor, Terry Errett, Greg Pichler, Gerald Kafka; Deborah King; Timothy Firestine, Michael King; Carol Tucker-Foreman; Rachel Foreman, Mark McCullough

Motion was made for no recording of the meeting in any fashion except via Zoom initiated by the MBA Board; Ellen motioned, seconded by Jeff and all in favor.

Minutes:

Alex motioned and Tris seconded to approve the MBA Board Meeting Minutes from October 21, 2020. All in favor.

Motion to Adjourn to Executive Session – 9:35 AM

Purposes: 1) Potential Litigation and 2) Covenants Discussions with Attorney Mary Schrider-Fox. Ellen motioned and Alex seconded to go into Executive Session; all in favor.

Return to Open Board Meeting – 10:21 AM

Property Manager's Report: Debbie Reed, CAS, written report submitted

Discussion regarding asking DelMarVa power regarding possibility of replanting trees in front of screened fencing; Steve will address.

Drain pipes in Guard House: Jeff advised that Dave will handle with marine grade anti-freeze.

McDonald's Lease – Welburn does not wish to renew lease of parking spaces in that spaces not needed as no dine-in option due to COVID. \$1,300.00 paid to date for lease time already used.

Collection Policy – As previously adopted by the Board, CAS will implement the accounting and one warning letter before turning delinquent account over to attorney.

President's Report: Margie Cyr -

Comcast – it is reported that Comcast has contracts pending with South Bethany and Sea Colony. Margie has called and left emails but no response from ComCast. She will continue to more information about obtaining availability for MBA residents.

Website: the G0-Daddy platform has been reinstated and emails lists for the various committees are being created and tested.

Treasurer's Report: Alex Sella

Alex addressed additional points to coordinate with CAS. Reading of reports and variances therein discussed. Bills for Beach Patrol hours for North Indian Beach and Indian Beach were previously approved by Board. North Indian Beach billed and paid. Debbie did not know and needs to determine if Indian Beach was billed and/or if paid.

Building Committee: Steve Larsen

Steve addressed his draft Building Project Summary chart. Margie and Jeff will get additional documents to Steve. 22 Beach Plum height check has been completed. Small Permits do not

require a fee. The question is when do aggregate small permit requests equate to a Large Permit? Jeff indicated that the costs for various related small projects should be aggregated and the appropriate Large Permit fee charged if the combined permits meet the threshold estimated costs. 32 Errett is working on deck/stairs project and a survey must be provided by the homeowner to assess setbacks.

Beautification: Tris Krueger

Beautification committee worked with Bayberry Trash enclosure and walkway assistance.

(Tris left the meeting at 11:00 am)

Community Facilities: Jeff Sella

17/19 Short – Jeff is obtaining a quote for the culvert work needed at this location.

He recommends continuing jet sealing of streets; will provide estimated costs to Margie. MBA main community signs may cost about \$1,000K each; but Board will not proceed with such action until DelDot finishes its highway lighting project.

Committee Reports: There were no other reports.

UNFINISHED BUSINESS:

Beach Replenishment Permit: Steve Larsen: Engineers will be sending 408 Review for informational purposes. Steve will forward to Board and if any questions/comments, direct to Steve.

Polaris: Per Alex, the Polaris is repaired. Repair or replacement of same will part of budget discussion.

Street Lights: Debbie indicated the audit was done: there are 25 lights on Dune Road and MBA is being billed for 25 lights. If MBA wants more lighting, need to ask DelMarVa Power to reinstall. Additional lighting may draw all sorts of pros/cons for comments. Alex motioned and Ellen seconded that Debbie contact DelMarVa Power to re-install lights at “dark” intersections on Dune Road provided such lights shine down and be uniform in appearance. All in favor. Debbie shall check to see what costs there will be to MBA prior to this.

Trash Prototype: Approximate cost: \$1,000; \$800 labor and \$200 materials. Discussion ensued about size, construction quality and appearance of prototype. The Prototype is smaller than existing ones as only 12’ long, no door, not as high and will hold about five cans. Also discussed whether trash cans (with additional removal times) or other method of trash removal (require owners to take trash back to house; provide trash bags but not cans) might be better. Community Patrol currently picks up trash on beach daily which covers about 1,100 linear feet of beach. Building of additional enclosures cans will be put on hold. A Survey regarding trash options will be created by Margie and Steve and sent to all property owners.

Community Facilities Priorities: Jeff submitted list of projects and Board to provide comments. Jeff to continue to obtain quotes for said projects to then work into Budget Committee consideration. Maintenance of community projects will continue.

MBA Directory Cover: Nancy will seek submission of photos from MBA Owners. Potentially Board will select a group of favorites and submit to Owners for final selection. Margie and Nancy will coordinate.

MBA Infrastructure Work Time: Discussions addressed work completed by MBA staff and volunteers and possible work limits matching the permitted Owner’s work for time and dates with exception for extenuating circumstances. Concerns included similar noise concerns regardless who is working, time availability for staff and volunteers, duty of MBA to preserve, maintain and protect Common Areas for all. Steve motioned and Carol seconded to have MBA staff and volunteers comply with time and date owner construction regulations unless extenuating circumstances; Steve, Carol, Marty and Nancy in favor; Margie, Jeff, Alex and Ellen opposed. Motion failed.

New Business

Truck Damage to Guard House: The person who caused such is unknown despite questions to community members. The corner of the roof was struck and moved roof up. This created some structural problems but will be fixed in next few weeks.

Budget Planning Process: Alex said Committee will address the needs of their areas. He would like to receive inputs from all Committee Chairs in the next month. Replenishing Reserves needs to be a priority.

Organizational Chart: Margie and Ellen presented chart to demonstrate the proper flow of information from committees to the Board and community concerns are to be directed to the Committee Chair or Board to assure proper handling. Committees all set at three members to match requirement that Standing Committees have three members. Also, the list of committee members needs to be kept updated to assure D&O coverage for all volunteers. Reminder to community members that the Board is still seeking additional committee members. Board has asked, not required, that Board members and all committee members sign the code of conduct.

Open Forum:

Kerry Hall inquired if an owner is delinquent, does that owner receive parking and beach passes? Margie commented that parking and beach passes can be withheld or revoked if an owner is delinquent.

12:40 PM - Alex motioned and Jeff seconded to go into Executive Session for delinquencies and contract discussions; all in favor.

1:30 PM - return from Executive Session; Alex motioned and Marty seconded to adjourn Open Board meeting; all in favor.

A motion was made to adjourn at 1:30 PM. All in favor.

Future Meetings: MBA Board: December 19, January 16, February 20,
March 20, April 17, May 22, June 19, July 17, August 21