



## **MBA Board Meeting Minutes**

December 19, 2020

9:30 AM-- **Zoom Meeting**

**9:30 am - Call to order, Margie Cyr, President**

### **Board Members Present:**

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

**Others:** Debbie Reed and Susan McCurdy (CAS Mgmt); Kerry Hall, Tim and Janie Switzer, Peggy Taylor, Terry Errett, Greg Pichler, Gerald Kafka and Mark Reilly.

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

### **Minutes:**

11/21/20 – Board Meeting Minutes – Tris motioned to accept, without changes, and Alex seconded; all in favor.

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

**President's Report:** Margie Cyr – no report.

**Treasurer's Report:** Alex Sella – requests to reallocate certain charges completed by CAS.

- **Cash Management:** Susan McCurdy, CAS – discussion of different bank accounts to coordinate FDIC coverage (up to 250K protected; only one account permitted per bank for such coverage) for five current accounts (Operating/Fulton Bank (LOC and Check)/Reserve/Beach Reserve/Bond); CAS indicated nine accounts would be needed to keep at more comfortable 200K/account and have too much administrative aspects for CAS; CAS recommends money be placed in Money Market/short term ladder of CDs; if major event, can draw on LOC or short term loan; Jeff commented concerns with such approach: if use CDs purchased through Morgan Stanley, it is a brokerage CD, if cash needs to be raised the CD is sold on the market and the market price; yes the CD is FDIC insured but CD is held in account covered by SIPIC; plus if Morgan Stanley fails, have to rely on SIPIC to pay; Susan will develop a written proposal (Morgan Stanley/Cedars/ICA)

and submit to Jeff/Alex and Margie. All wish to finish this bank account project promptly.

- Fulton Bank Line of Credit Signature Cards – account dormant and need to update to prevent escheatment to the State. Motion made by Ellen and seconded by Alex that Susan of CAS, Alex as Treasurer and Margie as President have signatory authority on this account; all in favor.

#### **Committee Reports:**

- Beach Committee: Mark McCulloh
- Beautification: Tris Kruger, written report submitted
- Building: Steve Larsen
- Budget/Finance: Alex Sella
- Commercial: Connie Paul
- Community Facilities: Jeff Sella, written report submitted
- Community Patrol: Kerry Hall, written report submitted
- Legal: Ellen Throop, written report submitted
- Social: Nancy Glasgow, written report submitted

**Questions for Committee Reports-** no questions asked.

10:58 am -- Tris motioned to adjourn to Executive Session for 1. Personnel issue, 2. Ruppert Contract and 3. Delinquencies and Alex seconded; all in favor.

12:00 pm – return to Open Meeting.

#### **Unfinished Business**

- Beach Replenishment Permit Status – Permit is ready; 408 review purpose: to demonstrate that allowing a private party i.e. MBA to participate won't be a problem for the Federal Project. Steve received edits from Board members to highlight that MBA wants the option to participate in sand replenishment at its discretion/need and to negate public acquisition of sub-aqueous land due to said replenishment. Steve to consolidate edits and return same to GBH for another draft.
- Street Lights on Dune Rd. – Debbie submitted application for light at Dune and E. Errett intersection. Debbie will confirm the cost of installation is being paid by Delmarva Electric.
- Ocean Walkways Trash Enclosures Prototypes, Survey – Margie and Steve to create survey and circulate to Board.
- Community Facilities Projects Priorities – Jeff put list of projects in 3 categories: contractor, Community Facilities and volunteers. Marty will create a list of volunteers. Discussion that volunteers need to be supervised and guided by the appropriate Committee Chair and not act independently and without approval for action. Priorities

of CF Projects intertwined with current budget and future budget and will be addressed by Board in January.

- Selection of MBA Directory Cover – Nancy has circulated 60 photos to Board to vote for top 10 photos. Top 10 will be posted on website for community for the top selection.
- Budget Planning Process – to be covered in January.
- Final Delinquency Letter Approval – Ellen explained the final changes which included warning to delinquent owner that will not receive beach and parking pass unless account brought current. Tris motioned and Jeff seconded; all in favor. Margie will submit final to Debbie.
- Trees Along Bridge Rd adjacent to the Delmarva Power Plant – Steve waiting for more information.
- Board’s Responsibility for Maintenance of MBA Community Common Areas – Board and Committee Chart demonstrate areas of responsibility – information needs to flow up and down through lines as presented; also, before any action is taken to MBA Common Areas, volunteers need to reach out to correct Committee Chair and Committee Chairs need to be responsive to said inquiries.
- Dog Waste Stations Maintenance – Community Facilities and Community Patrol will not service said Stations. Marty indicated no volunteers have offered to handle. Marty will talk to AJ who works for Republic and has side lawn care business.

### **New Business**

- Ruppert Contract for Landscaping Services, 2021-2023 – under discussion.
- Pine Side Ditches and Culverts – water drains East to West and in underground culverts out to Kent Avenue. Yes, Kent Avenue flows uphill but MBA has its own internal drainage concerns. Cost is \$250/hour to blow out culverts. Jeff recommends begin the blowout with Bayberry. Jeff will watch the potential for ruptures in culvert prior to and during blow out. Steve motioned and Tris seconded that Jeff has up to 8 hours at \$250.00/hour to begin blow out on Southside of Bayberry and continue as far as can in project with eight hour cap of time; all in favor.
- Community Security & Vandalism - some property owners have experienced “dumping” and painting on porta-potties, destruction to MBA Guard House and removal of various MBA fencing along beach. Steve and Tris will work on security ideas and will include Legal Committee as to implementation concerns.
- Employment Policy – discussion of possible expansion to same. Ellen to forward to Margie the existing policy as originally authored by Sharon Adams. Jeff forwarded a sample and explained the costs to create and the costs to maintain.
  - Comcast Services – Margie and Steve have spoken to representatives. Infrastructure installation cost estimate is ½ Million Dollars. Comcast apparently would only contract directly with MBA for 247 connections to assure its payments/cost recovery. Steve indicated that MBA could then assess monthly fee to each owner whether service used or not. Ellen questioned authority for MBA to do such and recommended Mary

