

## MBA Board Meeting Minutes

October 24, 2020

9:30 AM

**Zoom Meeting**

### **Board Members:**

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

**Others:** Debbie Reed, CAS Property Manager; Val Peizer, Holly Dempsey, Tim and Janie Switzer, John Cullen, Virginia Liddle, Peggy Taylor, Greg Pichler, Gerald Kafka

Introduction of new Member - John Cullen

Motion for no recording of meeting in any fashion except via Zoom; Ellen motioned, seconded by Nancy and all in favor.

### **Minutes:**

9/26/20 - Board Meeting Minutes - Tris motioned and Jeff seconded. All in favor.

10/13/20 - Emergency Board Meeting Minutes - Tris motioned and Alex seconded with correction to Nancy and Marty's last names. All in favor.

### **Reorganization continued:**

- Board meeting dates: November 21, December 19, January 16, February 20, March 20, April 17, May 22, June 19, July 17, August 21 - Board approved.
- Committee Chairman Appointments as recommended by the President - Alex motioned and Ellen seconded. All in favor.
  - o Beach Patrol: Mark McCulloh
  - o Beautification: Tris Kruger
  - o Budget/Finance: Alex Sella
  - o Building: Steve Larsen
  - o Commercial: Carol Paul
  - o Community Facilities: Jeff Sella
  - o Community Patrol: Kerry Hall
  - o Legal: Ellen Throop
  - o Social: Nancy Glasgow

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

**President's Report:** Margie Cyr -

Oil spill, apparently from Broadkill Beach, is moving south and Lewes Beach closed; DNREC handling clean up

Beach Replenishment small equipment move to start Monday

Comcast - now present in Bethany and South Bethany - Margie talking with Comcast

30 Dune - demolition underway

28 Dune - allowing winter storage of MBA property - flag pole

Bridge walkway closed temporarily during demolition of 30 Dune.

### **Margie recognized Tim Switzer**

He questioned Board having the authority to operate chainsaw on Saturdays during October for MBA property when community members cannot have contractors do such; response comments: Board working on its property; Board has to work through volunteers who are mostly down on weekends; Board work benefits all; Board not subject to construction rules; practice of such for 30 years; owner and contractor distinction in place under current construction rules (homeowners can work on weekends, contractors cannot). Jeff motion and Tris seconded that MBA and its committees are exempted from construction rules and can work on its property whenever volunteers available: Jeff, Tris, Alex and Ellen in favor; Steve, Nancy, Marty and Margie object; Motion fails. Board confirmed MBA work will continue to work on weekends, as necessary.

### **Treasurer's Report: Alex Sella**

Alex addressed 10 items to clarify with CAS; Budget: \$10,000 under for payroll for Community Facilities; about \$7,500 needs to be reclassified; \$5,000 over for operation budget; Community Facilities and Community Patrol budgets in good shape

Steve motioned and Ellen seconded to move money from Beach Reserves to pay four invoices from GBA. Unanimous approval.

Alex mentioned that fixing the Polaris cost of \$1,200; estimated age of ten years; Board to consider possible replacement which would need to be budgeted item

Debbie: Light poles on Dune Road which were removed during the rewiring process and never replaced. A representative is needed to actually walk MBA property to best address; Nancy and Debbie will handle such

Resort Quest: 1 application for two signs: issue had been front sign which exceeded 36 feet; Resort Quest submitted revised application for two signs. Sign measurements now indicate 30 inches x 168 inches or 35 square feet. Jeff motioned and Marty seconded to approve. Unanimous approval.

### **Committee Reports for September-October:**

No other reports.

### **New Business**

Polaris & Golf Cart: Secure Storage & Power at the end of Bayberry

Discussion regarding electricity needed/available; covered area; too small a storage area;

possibly rent larger area; Nancy suggested Precision Golf for \$200 pick-up and storage for season; Debbie will check availability and assure batteries properly handled to avoid replacement of same in Spring. MBA received a work donation for coating the Polaris; Jeff will coordinate.

#### Community Facilities Projects Priorities

Areas of note included: trash enclosures, bike racks, dune fencing is now complete, Route 1 fencing, two median signs (relatively high priced item) and beautification. Noted that cannot make gate locks consistent unless Board were to incur substantial cost to replace gates themselves.

1 Bayberry fencing - Jeff will provide related costs

#### Process for Selection of MBA Directory Cover

Nancy, Social Committee, will head up community competition to received artwork/photos for directory cover.

Dog waste - Marty will handle removal of dog waste through 11/15/20. The Community Patrol Committee is working on a plan to manage the dog waste.

#### Attendee Comments

##### **Adjourn to Executive Session (11:20 am) for the purpose of discussion of:**

- Owner delinquencies
- McDonald's Lease

Alex motioned and Nancy seconded; all in favor.

##### **Return to Regular Board meeting 12:35 pm.**

Margie received a telephone call from a concerned MBA homeowner who had been contacted by Greg Pichler about upcoming articles on MBA regarding elections and alleged voting inaccuracies.

Marty mentioned approval for Vacasa (ResortQuest) sign was delivered.

Motion to adjourn meeting made by Alex and seconded by Tris. All in favor.

Alex motioned and Nancy seconded to adjourn; all in favor

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