



## DRAFT MBA Board Meeting Minutes

January 16, 2021

9:30 AM

### Zoom Meeting

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

**In attendance:** Margie Cyr, Nancy Glasgow, Tris Kruger, Carol Paul, Alex Sella, Jeff Sella, Marty Shecter, and Ellen Throop.

**Others:** Debbie Reed (CAS Mgmt); Peggy Taylor, Gerald Kafka Linda and Dave Uhas, Janet and Rich Lafleur, Val Peizer, Greg Pichler and Tim and Janie Switzer.

**Absent:** Steve Larsen

#### **Introduction of community members in attendance.**

Ellen motioned that no electronic or any type of recording (video and/or audio, etc.) of the Board meeting in any fashion is allowed except via Zoom initiated by the Board and Marty seconded; all in favor.

#### **Review Board Meeting Minutes**

Saturday, December 19, 2020

**Property Manager's Report:** Debbie Reed, CAS, written report submitted and storage unit too small to house the documents stored at CAS and also at Margie's house. Debbie will look into cost to digitize all MBA records.

**President's Report:** Margie Cyr – beach replenishment for South Bethany done but equipment at Fenwick. Crossings occurring and ruts on MBA beach. Margie will address with contractors. Margie noted that some MBA many owners have placed plantings on MBA property; Margie working with owners to remove.

**Treasurer's Report:** Alex Sella – Over budget by about \$33,000.00. \$8,000 for the second Mobi Mat and Engineer work for beach replenishment. Board needs to discuss repayment as part of upcoming budget.

#### **Committee Reports:**

- Beach Committee: Mark McCulloh, written report submitted
- Beautification: Tris Kruger – holiday decorations went up and taken down now. No cost to MBA.

- Building: Steve Larsen presented by Margie: lots of projects pending.
- Budget/Finance: Alex Sella
- Commercial: Carol Paul, written support submitted – Moe’s Deli might be leaving.
- Community Facilities: Jeff Sella, written report submitted – awaiting list of volunteers from Marty/Nancy; Marty to provide to Jeff and Margie. Jeff and Marty to talk regarding trash enclosures.
- Community Patrol: Kerry Hall, written report submitted
- Legal: Ellen Throop, written report submitted
- Social: Nancy Glasgow, written report submitted

## **Questions for Committee Reports**

### **Unfinished Business**

- Beach Replenishment Permit Status – Board edits provided to Steve; Margie will follow up with Steve.
- Street Lights on Dune Rd. Light installed at no cost to MBA other than future usage of electricity.
- Ocean Walkways Trash Enclosures Prototypes, Survey – Margie and Steve to create survey about existence of trash cans along walkways to beach. Discussion about presence of trash cans during winter months – resolved to have one can in each trash enclosure.
- Community Facilities Projects Priorities – Each board member to review and provide input to Jeff. 30 Dune will reattach sewer line to Guard House before May and install new flag pole. Jeff recommends to continue jet sealing streets.
- Selection of MBA Directory Cover – voting open until Monday. 65 votes in. Possibly incorporate all photos on website.
- Budget Planning Process – Alex needs committee chairs to submit estimated costs.
- Trees Along Bridge Rd adjacent to the Delmarva Power Plant – Tris advised waiting to clear pile of tree trimmings for Spring. It was agreed that the spring was too long to leave the pile there. Debbie was asked to get a quote from Clark Tree to remove it.
- Dog Waste Stations Maintenance – Val Peizer and Cheryl Visnich volunteered to maintain with use of their own golf carts. Alex motioned and Ellen seconded to use volunteers for removal of waste and MBA to provide bags. Unanimous. Marty will review process with volunteers.
- Pine Side Ditches & Culverts- Jeff advised blowing out culverts on portions of Bayberry South side was quicker than expected. Jeff proposed to do rest of streets to increase water flow but noted still fighting laws of physics.
- Sea Colony Drainage – Margie reached out to Sea Colony. Sea Colony informed Margie that it is now with their engineers.

### **New Business**

- Culverts
  - 21 Errett - cost estimate pending

- 119 Evergreen – final agreement sent; Ellen motion and Jeff second that Margie can sign contract; all in favor but Alex abstained.
- 123 Evergreen - wish to install second culvert; agreement of cost and maintenance to be in line with prior projects; in process of drafting; Ellen motioned and Carol second that Margie can sign once legal committee oks contract; all in favor but Alex abstained.
- Community Security & Vandalism – Steve working on it and to address then with legal committee as questions of privacy/safety/right to place cameras comes up.
- Beach Rules – need to coordinate all in one place – Carol/Nancy and Ellen to coordinate and help Val provide links on website

### **Attendee Comments**

Janie Switzer asked CAS about providing new owner information to members; resolved to have owners wishing such information to check website as it is updated.

P. Taylor – Board working with volunteers is good.

G. Pichler – asking about organization chart. Margie responded not complete.

### **11:12 am - Adjourn to Executive Session for the purpose of discussion of**

- Delinquencies
- Communication with MBA Attorney, Mary Schrider-Fox
- Contracts

Marty motioned and Tris seconded to go into Executive Session for the above reasons; all in favor.

### **Reopen meeting 1:26 pm.**

Jeff motioned and Marty seconded to transfer \$200,000 from MBA's largest Reserve account to Fulton Bank; all in favor.

1:29 pm - Tris motioned and Marty seconded to adjourn meeting; all in favor.

**Future Meetings:      MBA Board:** February 20, 2021  
 March 20, 2021  
 April 17, 2021  
 May 22, 2021  
 June 19, 2021  
 July 17, 2021  
 August 21, 2021