



Board Meeting Minutes

Saturday, July 18, 2020

Zoom Video Conferencing Call

The meeting was called to order at 9:30 by the Vice President, Ellen Throop

Board Members Present:

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

Others Present:

Debbie Reed (CAS); Tim and Janie Switzer (1 Dune); Peggy Taylor (21 Short) Greg Pichler (20 Dune)

Review of June 20th Board Meeting Minutes:

The June 20th minutes were reviewed and 4 edits were made.

- The dog waste station originally intended for placement in front of 48 Dune will be revisited.
- The repair on MBA fence on the dune at 6 Dune is NOT complete.
- On the vote for MBA to repair the fence at the west end of Bayberry, Jeff abstained from the vote.
- Based upon the documents, the process for filling a Board Member vacancy on the Board may be through an appointment by the Board not an election by the members.

Jeff made a motion, seconded by Margie to approve the June 20, 2020 minutes with necessary edits. All in favor.

The July 6, 2020 Special Board Meeting minutes were reviewed and one edit was made.

- Marty volunteered to empty the dog waste stations until October 1, 2020, rather than have them removed. He will use the Polaris when not in use by the Beach Patrol or Community Facilities.

All in favor to approve the July 6, 2020 minutes with the necessary edits.

Ellen made a motion, seconded by Alex to accept the two Affirmations of the Return to Work Process: To be removed from quarantine a person must meet the following criteria:

1. A minimum of 14 days since onset of symptoms OR positive test;
2. AND a minimum of 3 "recovery days" (no symptoms) with the 3 recovery days within the 14 day period.

and the Dog Waste Station: Marty volunteered to empty the dog waste stations until October 1, 2020, rather than have them removed. He will use the Polaris when not in use by

July 18, 2020 MBA Board Meeting Minutes

the Beach Patrol or Community Facilities

Property Manager Report: Debbie Reed

- The building permit at 14 Addy has expired but no inspection has been done. An inspection is required in order to return the building deposit. Two certified letters have been sent requesting an inspection and both have been returned. Margie made a motion, seconded by Marty to forfeit the deposit and send a violation notice for failure to allow inspection. All in favor.
- CAS will plan to coordinate a meeting between Morgan Stanley and the budget committee.
- There is a question as to the ownership of 8 & 10 Beach Plum. Debbie will do some research.
- Matt's Paving has been paid for culvert work and fog sealing of Beach Plum.
- 29 Addy has been inspected. Ellen made a motion, seconded by Nancy to refund the deposit minus \$200.00 in violations. All in favor.
- 17 Bridge has been inspected. Ellen made a motion seconded by Marty to refund the deposit. All in favor.
- 18 Dune has been inspected. Margie made a motion, seconded by Marty to refund the deposit. All in favor.

President's Report: Ellen Throop

- Peggy Ambrose of 14 Dune passed away. Obituary will be put on MBA website.
- The Junior Lifeguard program is still on hold until further notice.
- 8/10 Beach Plum moved to Executive Session.
- 12 Emergency permits were issues after Nor'easter on July 16th

Treasurer's Report: Steve Larsen

- With \$145,000 in retained earnings, \$22,430 was moved to Beach Reserves.

Committee Reports:

- Budget Committee: Steve Larsen
 - We are currently at minus \$57,000 in unpaid assessments.
 - As of June 30th we are \$27,000 under budget in 2 areas. Beach Patrol is at minus \$15,000 and Community Patrol is a minus \$12,000.
- Community Patrol: Jeff Sella
 - Jeff would like to hire Grace Greer to help with Community Patrol. Since she is only 16 she will need to obtain a work permit which CAS will verify. Ellen made a motion, seconded by Margie to hire Grace Greer for a part time position with Community Patrol during daylight hours subject to her upcoming school schedule.

July 18, 2020 MBA Board Meeting Minutes

- Community Facilities: Alex Sella
 - Additional drivers will be authorized to drive the Polaris. Alex made a motion, seconded by Nancy to allow Mark McCulloh, Marty Shecter, and Erin and Rick from Beach Patrol to be added to the Polaris Authorized Driver List. CAS will check on insurance.
 - Due to additional drivers and 4 wheel drive requirements/process, Ellen suggested laminated instructions be put in the vehicle.

Old Business:

- There was discussion on the **Directional Flow Signs** on the beach walkways. Marty made a motion, seconded by Tris to remove the walkway directional signs due to non compliance and lack of scientific proof that they are effective. 3 in favor, 5 opposed. Motion failed. A second motion was made by Alex, seconded by Jeff to instruct Community Patrol to instruct beach goers of the one way directional walkways and to hand out directional maps as cars enter the community. All in favor, with the exception of Marty who abstained.
- There was discussion about the **Sno Cone vendor**. The owner will be instructed to park between the Errett and Bayberry walkways and only enter the beach via the Errett walkway and (while ringing his bell) exit the beach at the Bayberry walkway. In turn, he will enter the beach at the Evergreen walkway and exit the beach at the Addy walkway. He will also remind customers of the one way directional signs.

The Board went into Part A of Executive Session from 12:10-12:25 for a Violation Hearing. Board came out of Part A of Executive Session.

- There was discussion on the **MBA Code of Conduct**. Marty, Steve and Nancy are not comfortable signing the document which was previously approved by the entire Board in November, 2019. Tris made a motion, seconded by Marty that the Code of Conduct be made available to sign but not mandatory for Board Members and committee members. 4 members in favor. Jeff, Margie, Alex and Ellen abstained.
- There are 4 candidates being considered for the 13 month **Vacant Board Position**. The candidates are Carol Paul, Greg Pichler, Amy Witcover-Sanford and Nora Alter.

New Business:

- Margie made a motion, seconded by Alex to disband the **Beach Task Force**. All in favor, with the exception of Marty who abstained. Ellen will send a thank you to all members of the task force.
- Alex made a motion, seconded by Jeff, appointing the **Community Patrol Committee** as Jeff Sella (Chair), Ellen Throop, Dave Greer and Kerry Hall. All in favor with the exception of Marty and Steve who abstained.
- There was discussion as to whether it's possible to accept votes in "live time" at the **Fall Community Meeting**. Community members will be encouraged to send in their ballots and all live votes will be cross checked.
- The winners of the **July 4th House Decorating Contest** will be posted on the MBA

July 18, 2020 MBA Board Meeting Minutes

website.

- Marty brought up the subject of **Mobi Mats** and using some retained earnings to pay for them. Discussion of proper use of and accounting for retained earnings, purchase/installation/maintenance costs and said related funds not being in the current budget ensued. Marty made a motion, seconded by Steve to purchase 300 feet of Mobi Mat. There were three votes in favor (Marty, Nancy and Steve) and five opposed (Margie, Jeff, Ellen, Tris and Alex). The motion failed.

Executive Session:

Margie made a motion, seconded by Alex to move into Executive Session at 2:10 to discuss:

- Violation Hearing
- Delinquencies and other Violations

All voted in favor.

The Board came out of Executive Session at 3:10 Open Results were.

- Carol Paul was voted in to serve the 13 month vacancy on the MBA Board.

(Remaining Decisions are in the Executive Session Minutes)

Jeff made a motion seconded by Ellen to come out of Executive Session

Adjournment:

Jeff motioned to adjourn. Nancy seconded.

The meeting adjourned at 3:15.

Next Board Meeting:

August 22nd

Respectfully Submitted,

Tris Kruger

Nancy Glasgow