



MBA Board Meeting

February 20, 2021

9:30 AM

Zoom Meeting

MINUTES

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 Mary Grimm (CAS Mgmt); Kerry Hall – Community Patrol Chair, Mark McCulloh – Beach Patrol Chair, Tim and Janie Switzer, Peggy Taylor, Jerry Peizer, Terry Errett, Greg Pichler, Gerald Kafka, Aldonna DeBold, Mark and Terri Riley.

Alex motioned for 10 minute limit on each topic of discussion and Tris seconded; all in favor.

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

Introduction of community members in attendance.

Review Board Meeting Minutes

Saturday, January 16, 2021 Tris motioned to approve and Marty seconded; all in favor.

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

President's Report: Margie Cyr – lots of rain and no place for it to dissipate. Ocean outfall testing is being performed between Short and Sea Colony. Mentioned concern with CAS and timing regarding delivery of financial information prior to Board meeting. CAS' goal is to deliver by the 15th of the following month. CAS will check timings and address accounting to assure a better delivery time but also noted that they had a month end deadline per the contract. MBA members have been submitting updated directory information. Val is trying to coordinate better input processes and update MBA website.

Treasurer's Report: Alex Sella – conferred with CAS regarding a couple edits needed to the financial statements. Bond deposit amounts to be reviewed.

Committee Reports:

- Beach Committee: Mark McCulloh, written report submitted
- Beautification: Tris Kruger

- Building: Steve Larsen – provided basic review of numerous projects in MBA. Set back and lot coverage are factors Building Committee must consider for applications.
- Budget/Finance: Alex Sella, written report submitted – discussion of Budget below.
- Commercial: Carol Paul, written support submitted
- 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

Unfinished Business

- Beach Replenishment Permit Status – Steve indicated the permits have been filed with Army Corps/State/DNREC.
- Ocean Walkways Trash Enclosures
 - Survey Results – overwhelming response to keep trash enclosures on each beach walkway. Board discussed whether to have 3, 4 or 5 cans within each enclosure – factors included: cost, size, content, material, damage potential. Ellen motioned for 5 cans and Tris seconded; Steve, Marty, Nancy, Carol and Marty opposed; motion failed. Tris motioned for 4 trash cans within each enclosure and Ellen seconded; Alex, Jeff, Tris, Steve, Carol, Margie and Ellen voted in favor; Marty and Nancy opposed; motion passed.
 - Replacement of Trash Enclosures - Marty to share with Board revised drawing of 4 cans within enclosure. Rebuild to consider rough handling of enclosure and cans by trash company. Community Facilities will handle placement of enclosures.

Community Facilities Projects Priorities – discussed with budgeting considerations. Confirmed mobi mats need clay or other base and Jeff refined cost understanding for mats, install, maintain and replace based upon feedback received by Marty and feedback that Jeff received from Sea Colony. Marty motioned that the upcoming budget include the costs to acquire mobi mats for two additional beach walkways bring the total walkways with mobi mats to three. The motion failed with 3 votes in favor and 6 opposed. A motion was then made to add one additional Mobi Mat. This motion also failed. The next discussion related to the culvert work that has been previously discussed and the Board voted in favor of proceeding with the three projects and transferring funds from Reserves to cover these costs. Margie was approved to sign the three pending proposals from Matt's Paving. The next discussion concerned obtaining an updated reserve study. This was motioned and passed for a new reserve study. Jeff then asked Marty to update the drawings for the trash enclosures based upon the Board's vote to maintain four trash cans. Jeff was also instructed to use the previously approved budget for culvert cleaning to address the culverts on Short Road.

Budget Planning

- If using employees' personal phones is there an allowance to give for that use?
- Facilities Project List - Pending Board Approval
 - Currently all additional requested projects total approximately \$70,000
 - This is approximated 8-9% of the proposed assessment
 - We need to decide which projects should be included in the budget for this year
- Trees Along Bridge Rd adjacent to the Delmarva Power Plant – Trees believed to be on Delmarva property. Debbie will inquire if Delmarva will replace.

- Pine Side Ditches & Culverts – Jeff indicated that the South side of Bridge and Bayberry culverts were cleared of debris. Noticeable increase in water flow through the culverts. Additional ditch work to be contemplated with budget discussions. Alex motioned and Tris seconded that 2 culverts at 21 Errett be replaced, funds from Reserves and Margie has authorization to sign contract; all in favor. Alex motioned and Tris seconded that 13 Short culvert be replaced at cost of \$2,900.00, funds from Reserves and Margie authorization to sign contract; all in favor. Jeff motioned that MBA correct ditch at 17-19 Short at cost of ~5K and Tris seconded; all in favor. Jeff motion and Ellen seconded that \$11,500.00 be moved from Reserves to Operating; all in favor.
- Beach Rules, Summer 2021 – Beach Committee and Beach Patrol presented possible Rules. Discussions held and legal committee to incorporate and revise. Discussion of expanding time lifeguards on beach for season – cost (~7K if to 5:30 pm; ~2K if to 5:30 pm for weekends)/to better match Sea Colony and South Bethany/number of swimmers. Marty motioned and Tris seconded to extend times until 5:30 pm on Saturday and Sunday; all in favor but Alex who abstained. Alex motioned 1 Beach Pass and, 2 Parking Passes and 1 parking sticker per Lot and Ellen seconded; all in favor. QR code to be printed on beach passes but in close scanning will be suspended until Board decides otherwise; as such beach passes will need to be displayed by members in a visible manner for visual confirmation. Beach and parking passes will be necessary beginning Friday, May 28th through Monday, September 6th. Foot washes to stay closed; masks and 6' distancing required on walkways.
- Sea Colony Drainage – Sea Colony engineer evaluating and claims square feet of area did not change. Indications that harder surface and sheds added to paved area. Question is whether the water drainage altered. Some MBA drain pipes are in the ditch. Margie will reach out to Sea Colony before next Board meeting.
- Comcast Services – Margie indicated Board not legally authorized to sign contract for all MBA members. Comcast has option to address individual owners but Board suspects Comcast will not do so.
- Community Security & Vandalism – Tabled as Steve needs more time.
- Budget: Discussion of jet sealing recommendations/prior practice/street conditions and funding for same. Jeff motioned and Ellen seconded to update Whelan Reserve Study as from 2016; all in favor. Debbie roughly estimated cost of same ~4K. Discussion of replacement of MBA signs – cost of ~\$14K. Discussion of replacement of some lifeguard chairs, 2 year rotation project; ~\$1K/chair cost. Steve motioned and Marty seconded to add 1 mobi mat on Errett walkway: Steve, Marty and Nancy voted yes; Alex, Tris, Carol, Ellen, Margie and Jeff voted no; motion failed.

New Business

- Owner Welcome/Education Sessions – Val presented idea to provide new owner/welcome package. Highlights via Zoom, Board member videos/update Web/meeting information/Volunteer list and opportunities/events (picnic and happy hours). Val, Margie, Ellen and Nancy will coordinate.
- Beach Plum Road Survey – East side – CAS received quote from Simpler Survey: 8K for entire project and small sums for small sections. Debbie will obtain quote for all and same smaller sections from other companies for comparison.

- 1 Dune Request for Early Return of Bond – Tim and Janie Switzer requested \$32,000 of \$ 37,000 completion deposit bond. Added no violations, met Sussex County requirements, COVID delays, \$ challenge, material delays, almost complete, not a flight risk, reasonable request. Switzers will replace the portion of the road that was damaged during construction. Anticipated completion date: two months. Board to discuss in executive session.
- 27 Errett Request for Height Variance for Solar Panels - Board to discuss in executive session.
- CAI Membership Potential – Ellen outlined benefits of CAI access – educational, research and seminars at reduced pricing. \$295.00 annual fee for all nine Board members to belong. Ellen motioned and Alex seconded; all in favor and Marty abstained.
- Fund Raising Ideas – Board discussed Jay’s vending: discussed company, private versus commercial beach issues, liability, extra insurance, debris on beach, noise on beach. Board still not interested and Carol will advise Jay’s vending. Carol will continue to develop ideas for MBA to raise own funds: souvenirs/drinks/snacks/sale of same on site and/or website. Ellen motioned for ad hoc committee and Alex seconded; all in favor. Alex motioned for Carol to be Chair and Jeff seconded; all in favor.
- Barre Studio Proposal for Classes - clarified for members and guests only. Board to discuss in executive session.

Attendee Comments

Tim and Janie request Board to call with decision relating to their request. Margie indicated that she will call or email.

Greg Pichler wanted confirmation that no legal action filed by or against MBA for any matter.

1:55 pm Marty motioned and Alex seconded to go into Executive Session for topics listed below and all in favor.

Adjourn to Executive Session for the purpose of discussion of

- Owner Delinquencies
- Contracts
- Personnel
- Legal/Mediation Issues

Reopen meeting

3:00 pm Alex motioned and Marty seconded to adjourn meeting; all in favor.

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

Community: May 1, 2021