



MBA Board Meeting

March 20, 2021

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.), Gregory Pichler, Tim and Janie Switzer, Peggy Taylor, Harvey Ryan (Turnstone Homes), Francis Smith, Terry Errett, and Ron Thomas.

Marty moved and Nancy seconded that 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. All in favor.

Review Board Meeting Minutes

Steve moved and Tris seconded to approve the MBA Board meeting minutes from Saturday, February 20, 2021. All in favor.

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

President's Report: Margie Cyr

There was a large storm Thursday, ditches are full but no major damage observed. No update on Sea Colony drainage on short. The bulk trash pick-up is scheduled for mid-May. An announcement will be distributed to community members. MBA will be at the coastal job fair. Community Patrol positions have been advertised in Coastal Point and Indeed.

Treasurer's Report: Alex Sella

April is the beginning of the new fiscal year. Review of proposed budget. Possibility of moving money from 5262 to cover added lifeguard coverage. Reserve study – are there two studies or only one (Capital or Beach reserve). Estimate was to do a complete Reserve study of only Capital reserves, Tris believes both should be included in the study. Carol agreed there should be more than one quote for large items. Ruppert contract plus Beach Plum added to budget. Jet sealing can come from operating or reserves account, will need to be included in the reserve study. The Board agreed to keep it in the operating budget this year. Need to start getting the reserve funds up. Facilities payroll increased due to additional tasks which arise that need to be addressed. Bulk increase is through additional projects. Bike racks to be replaced for damaged ones plus existing. These are now to be metal; there is a two-week lead time for arrival after ordering. The Board moved \$1,000 from 5808 to 5806 to buy two replacement lifeguard chairs. Update the name of Security line-items to Security/Community Patrol. Staffed with three: it is

slow Memorial Day to July 4; there are four people from July 4 through end of August. Two ends of beach, one guard house, one patrol, one night guard. Steve believes we can go down to \$56,500. Starting wage \$13.50/hour, does not include pay increases or bonuses. No new uniforms were purchased last year, maintenance can stay for repairs. Republic contract finalized. Legal budget reduced from \$30,000. There are concerns for legal opinions or legal actions or legal defense. Final assessment \$2,724.66 includes \$2,205.00 General assessment, \$270.81 Capital Reserve, \$248.85 Beach Reserve. This is an 11.21% increase. Kept to the low single digits for the last four years.

Tris moved to not extend lifeguard hours as previously approved, Steve seconded. All in favor.

Steve motioned and Tris seconded, to reduce 6060 by \$1,000 to 5805 in order to fund a third replacement lifeguard chair, Marty, Nancy, Margie, Tris, and Steve in favor. Opposed Alex and Ellen. Abstain Carol.

Steve motioned and Marty seconded to raise budget to \$2,750 per property to be split between Capital and Beach Reserves. Tris, Nancy, Ellen, Marty, Steve, Margie, Alex, Carol in favor.

Alex motioned and Ellen seconded to approve budget dated March 20, 2021 reviewed in the meeting and updated. All in Favor

Committee Reports:

- Beach Committee: Mark McCulloh
- Beautification: Tris Kruger: Projects to commence soon
- Building: Margie Cyr, written report submitted
- Budget/Finance: Alex Sella: the budget has been submitted
- Commercial: Carol Paul
- Community Facilities: Jeff Sella
- Community Patrol: Steve Larsen: Have five employees, have interviewed one new employee and posted positions for one night and one day employee.
- Legal: Ellen Throop, written report submitted
- Social: Nancy Glasgow: The MBA Community yard sale in the spring, there are concerns over distancing or issues with COVID, will revisit in the April meeting

Questions for Committee Reports

Unfinished Business

- Ocean Walkways Trash Enclosures are currently being built, one is complete, the others will be done by the end of the April.
- Budget Planning: This is included under the Treasurer's Report
- Beach Plum Road Survey: Pending quotes from other vendors, CAS have not received them yet.
- Sno Cone Vendor: Sno Cone vendor is not making a contribution to the community. Carol proposed a percentage or fee like other proposal, no bell ringing, and not to block walkways. The vendor needs to be held accountable for his actions. Sno cones have a great margin. At least 15% to 20% of gross profits should be charged. Nancy says they are willing to pay money for serving community. She thinks \$3,500 is too high. The Board discussed the

concept of a contract/agreement for operations. Nancy motions to request a \$2,500 fee, Marty seconded, Marty, Steve, Nancy, Margie, Carol, Tris. Opposed by Alex since there is no contract in place with motion.

New Business

- Community Meeting, May 1, 2021. Margie's recommendation is that this be done by conference call again this year. Tris moved, Nancy seconded. In Favor were Carol, Marty, Margie, Nancy, Tris, Steve. Abstain were Ellen and Alex.
- Construction Rules & Regulations, 2021, Discussion included proposed construction rules. The Saturday of Easter weekend work is not allowed. Should rules be provided with permits to post at sites. There is an existing poster with this detail. Debbie and Margie will revisit. Alex moved and Tris seconded to approve Construction Rules as updated. All in Favor.
- Beach & Parking Passes, 2021
 - Alex moved and Tris seconded to approve parking passes with rules added to the back. All in Favor.
 - Front, to read: residents, tenants, agents, and guests while on MBA property. Back to read Pets, smoking, smoking and vaping devices, and drones on the beach and walkways. Alex moved and Steve seconded to approve passes with edits above All in Favor.
- Commercial Signage Permit Requests
 - Bethany Land Co., Moe's Deli
 - 32.64 sf. Margie moved, Marty seconded to approve. In Favor Carol, Marty, Margie, Nancy, Tris, Steve. Abstain Ellen and Alex.
 - Bethany Land Co., South Bethany Seafood
 - No sf but using same sign
 - Bethany Land Co., Vacasa
 - 35 sf, Carol moved, Marty seconded to approve. In Favor Carol, Marty, Margie, Nancy, Tris, Steve. Abstain Ellen and Alex.
 - Bethany Land Co., China Express
 - 36 sf. Carol moved, Marty seconded to approve. In Favor Carol, Marty, Margie, Nancy, Tris, Steve. Abstain Ellen and Alex.
 - Bethany Land Co., Ocean Nails
 - No sf but using same sign.
- Conflict of Interest Policy: Tabled until April 2021
- Deposit return for demolition deposit for 6 Bridge. Tris moved and Carol seconded., All in Favor.

Attendee Comments

Francis Smith, why is there no crosswalk from Short Rd to the Ocean Side? DeIDOT would need to approve it. The other MBA streets have crosswalks. We will pass this to Facilities Committee for research. Ron Thomas states, there was never a crosswalk on Short Rd. He is a proponent of a gate on Short to the Ocean Side.

11:45 PM, Adjourn to Executive Session for the purpose of discussion of:

- Violation Hearing, 30 Dune
- Executive Session Minutes
- Personnel
- Reserve Study Contract

Alex moved and Marty seconded. All in Favor.

Reopen meeting

12:32 Alex moved re-open the meeting, Nancy seconded. All in Favor.

12:40 Alex motioned to Adjourn, Marty seconded, All in Favor.

Future Meetings:

MBA Board:	April 17, 2021	May 22, 2021
	June 19, 2021	July 17, 2021
	August 21, 2021	

Community: May 1, 2021