



MBA Board Meeting

MINUTES

April 17, 2021

9:30 AM

Zoom Meeting

Agenda

Call to order, Margie Cyr, President. 9:32 am

Board Members Present: Margie Cyr, Nancy Glasgow, Tris Kruger, Steve Larsen, Carol Paul, Jeff Sella, Alex Sella, Marty Shecter, Ellen Throop

Welcome Hope Wagner, CAS Property Manager; Mary Grimm also present.

Introduction of community members in attendance. (Val Peizer, Terry Errett, Peggy Taylor, Patty and John Craver, Jerry Kafka, Tim and Janie Switzer, Greg Pichler)

Ellen motioned and Nancy seconded 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; passed unanimously.

Review Board Meeting Minutes

Saturday, March 20, 2021 Tris motioned and Marty seconded to approve with edits; passed unanimously.

Property Manager's Report: Debbie Reed, CAS, written report submitted. Val will post proxy/ballot for May Meeting online.

President's Report: Margie Cyr, no report given

Treasurer's Report: Alex Sella, no report given

Committee Reports:

- Beach Committee: Mark McCulloh – three lifeguards chairs put in proposed budget but due to rise in costs of materials, only two will be included in proposed budget.
- Beautification: Tris Kruger – eight arborvitae will be installed along Beach Plum. A new Pollinator Garden will be installed on the West side of Beach Plum between Bridge and Errett roads. This project is Holly Dempsey and Kathy Lyons.
- Building: Margie Cyr – there are a lot of small projects with lots of roofs recently damaged due to storms.
- Budget/Finance: Alex Sella - no report
- Commercial: Carol Paul - no report

- Community Facilities: Jeff Sella – Marty advised four enclosures completed ahead of time. Marty handling the Spring work on walkways as to the installation of appropriate clay base and sand. Board to further assess drainage matters at 3-5-7 Short.
- Community Patrol: Steve Larsen – six people have been hired. We are still in need of a night shift person for time of approximately 7pm-1 am.
- Legal: Ellen Throop – no report.
- Social: Nancy Glasgow – no report.

Questions for Committee Reports

Unfinished Business

- Sign Approvals in Commercial Area
 - South Bethany Seafood: sign is 15.88 square feet and complies
 - Ocean Nails is 32 square feet and complies

Tris motioned and Marty seconded to approve; all in favor except Alex abstained.
- Conflict of Interest Policy – tabled until May 22nd Board meeting.
- Community Yard Sale – Board opted to not proceed.
- Community Meeting, May 1, 2021 – Board will also have a short meeting at 8:30 am.

New Business

- Theft of Dog Waste Station on Beach Plum Rd. Tris motioned and Nancy seconded that the waste station at Dune be moved and anchored at Beach Plum and that a new bag station be placed on Dune; all in favor except Alex opposed. (Alex had to leave at 10:30)
- Junior Guard Program, Summer 2021 – Tris motioned and Marty seconded that the Program proceed with all applicable COVID precautions to include social distancing and masks; to be held Tuesdays, Thursdays and Saturdays, 10:00-11:00 am. (Tris had to leave)
- Refunds of Construction Deposits
 - 125 Evergreen: \$2,350
 - 11 Bayberry: \$25,000
 - 4 Bridge: \$2,750
 - 44 Dune (siding permit): \$1,500

All properties inspected and passed. Tris motioned and Jeff seconded to refund Deposits as noted above; all in favor.

Beach Rules – Masks to be worn and traffic will be two way; bridge open to all; no masks required on beach.

Attendee Comments

Request to have Board continue management and funding for ditch maintenance.

Adjourn to Executive Session for discussion of

Executive Session Minutes March 20, 2021 Approval
Easement Agreements Fencing

Contracts

Nancy motioned and Marty seconded to go into Executive Session for the above noted topics; all in favor.

11:42 am Returned to Open meeting:

Metal Bike Racks – ordering of six on hold until after Owner’s meeting to adopt budget.

Signs in median – plywood on back is rotting and will be replaced.

Board will follow up with quotes for Beach Plum fence surveys.

Reopen Meeting

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

Community: May 1, 2021