



MBA Board Meeting

MEETING MINUTES

May 22, 2021

9:30 AM

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

In attendance: Board Members Present: Margie Cyr, Nancy Glasgow, Tris Kruger, Steve Larsen, Alex Sella, Jeff Sella, Marty Shecter and Ellen Throop. (Carol Paul absent.)

Also Present: Hope Wagner and Susan McCurdy from CAS.

Introduction of community members in attendance. Tim and Janie Switzer, Karry Hall.

Action item: Motion by Marty and seconded by Nancy 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; unanimously passed.

Review Board Meeting Minutes

Saturday, April 17, 2021 – Nancy motioned with date change on minutes and Marty seconded to approve. Unanimous.

Saturday, May 1, 2021 – Tris motioned, and Marty seconded to approve. Unanimous.

- **Property Manager's Report:** Hope Wagner, CAS

Annual meeting went well moderated with Debbie from conference call company. The Sinkhole at Errett and Beach Plum has been repaired. It still needs to be paved. Clark, who handled the yard waste pick up, came by twice. Republic was on site today for the household waste pick up at 7:30 am. Golf cart has been repaired. Ruppert sprayed east side of Beach Plum. Pine straw estimate of \$1,425.00; need cost for mulch. Hope will follow up on getting this estimate. Route 1 flowers with heat need water ASAP/now or will die. There was discussion of whether or not Ruppert should do this or whether there are volunteers to do it. Also need to consider trees on Route 1. Susan coordinated watering by Ruppert for the weekend for flowers and trees. Ruppert is not working on East side of Route 1 boundary. Benny says not included and Margie asked Hope to refer to map attached to contract.

Steve indicated will run one more advertisement in the newspaper for Community Patrol night shift.

Hope noted: 6 Errett and 44 Dune bonds have been released. 24 Beach Plum is being sold. The 41 Dune height survey has been ordered. No Dogs on Beach signs to be installed next week. Reserve Study by Whelan has been ordered.

President's Report: Margie Cyr

County to pave sink hole and area near sewer pump station. Jeff noted sinkhole by Route 1. Margie mentioned owner packets are ready to be picked up at various homes.

Treasurer's Report: Alex Sella

Year-end financials are in. Committee needs to address some codes in budget allocations with Hope.

Committee Reports:

- Beach Committee: Mark McCulloh – Hope will provide copy of lifeguard invoice to Margie. Beach Patrol will follow EMS directives.
- Beautification: Tris Kruger
- Building: Margie Cyr
- Budget/Finance: Alex Sella
- Commercial: Carol Paul
- Community Facilities:
- Community Patrol: Steve Larsen stated the rules on new directory are not consistent with signage in community regarding requirement for parking passes. Must display beach pass 10 am to 5 pm but signage says must always show pass. Also, dates are not consistent. Margie will review and clarify to the community. Margie noted Delaware issued revised orders which were effective yesterday and Bethany removed mask requirement for outside.
- Legal: Ellen Throop
- Social: Nancy Glasgow

Questions for Committee Reports

Unfinished Business

Cash Management: Susan McCurdy, CAS, and Budget/Finance Committee

Briefly reviewed options: sweep accounts (national program Pacific Premier with secondary banks to split up funds to handle FDIC limits) or Cedars CDs (laddered and set for any catastrophic matters; some Board members expressed liquidity concerns). The Fulton Bank account now holds the Reserves as directed by Board. Jeff motioned that CAS proceed with sweep account process as outlined in May 3, 2021 memo sent to Board by CAS, Marty seconded: unanimous.

Review of COVID Rules for residents, guests, employees in view of CDC and DE revised recommendations.

General premise: if vaccinated, need not wear masks. Board decided: no masks required on walkways, Bridge will be two-way traffic and recommend individuals in guard house to wear masks. Individuals MAY (not required) wear masks when scanning, approaching vehicles or beach goers, while addressing parking, if two people are on the Polaris and no mask needed at North and South end and when two guards are on the stand. The Foot washes will stay on. Signs regarding Covid rules will be reviewed and adjusted accordingly. No new signs will be purchased.

Conflict of Interest Policy – tabled to next meeting.

South Bethany Seafood Sign: revised application received for new sign. Margie indicated the sign complies with covenants. Tris motioned and Marty seconded to approve; unanimous.

New Business

Trash enclosures for residential properties, there are two different concerns: many do not meet rules re: size, type, etc.; and Usage, there is inadequate capacity/overflow. Steve motioned and Nancy seconded: on Monday and Friday, Community Patrol takes pictures and sends to President who then confirms. CAS is to send violation letter; unanimous approval. Legal committee can coordinate violation letter. Recycling containers: Steve motioned, and Nancy seconded that Community Patrol to take pictures Saturday after recycling trucks have come through, sends pictures to President who then confirm CAS is to send violation letter; unanimous approval. Discussion of possible survey of all trash and recycling containers. Ed Szkudlapski will do and needs the specifications of what complies. Hope will send for review.

Refund of Construction Deposit: 16-18 Beach Plum (Roof): \$1,926.45. Margie indicated inspection completed. Marty motioned to refund deposits, Nancy seconded; unanimous approval.

Board members' MBA on-site presence July 2021. Margie will be available electronically and by phone; Emergency repairs request to be handled by Pres and VP with response copied to Dave Greer. Margie will create list of what Board members on site during July and August; no delegation of duties/powers changes.

(Tris left at 11:00 am)

Fall Meeting Election of Board members and community announcements . The Fall meeting is scheduled for September 4; and will be held in person. Hope will contact St. Martha's Church and Ocean View Presbyterian for meeting, cost and availability.

Attendee Comments

Switzers: concern over homes not displaying permits for large projects; objects to perceived selective enforcement.

Split rail fences along path to beach. These were installed by MBA many years ago; tabled discussion regarding those at Addy/Bridge.

Kerry Hall thanks to volunteers; water drainage issue with Sea Colony on Short Road and believes water will impact MBA catch basin and water network; curious if MBA will work with or for him; Board will get back to him.

11:30 AM Adjourn to Executive Session for discussion of

Consultation with MBA's attorney, Mary Schrider-Fox, Esq.

Executive Session Minutes April 17, 2021 and May 1: Approval

Contracts

Personnel

Delinquencies

