



## **Candidates for MBA Board**

**September 4, 2021**

### **Nora Alter – 18 Addy**

I am running for a position on the Board as a way of giving back to the community. I have been a member of the Middlesex community since the mid-1970s. I first experienced Middlesex as a child, worked summers at the beach during high school and college, and now spend every weekend in Middlesex as the primary caretaker of my elderly mother who is a full-time resident at 18 Addy Rd. Over the decades, I have watched the community grow and develop from the initial DFD cottages and dirt roads lined with honeysuckle, blackberries bushes, and wild strawberries to paved roads with more substantial and impressive dwellings. There has been a change in the community from a mostly summer population to an increasing number of year-round residents. Different constituencies mean different interests, needs, and priorities. For some, Middlesex is a home, for others it is a place of relaxation, a get-away from everyday work-life, a place to bring together family and friends, and for others it is a financial investment and source of income.

If elected to the Board I would make an effort to balance different concerns and needs and to increase community participation amongst all homeowners. I would encourage everyone to express their opinions and to have their voices heard and taken into account in decision making. As an educator, from a family of educators, it is very important to me that all members feel that they are included and that our community is not one marked by exclusion or divisiveness. We all want Middlesex to be the best beach community it can be, and we can achieve this goal by working together and taking everyone's needs into account while at the same time balancing the overall needs of the association.

Finally, and practically, if elected to the Board, I feel that I would bring strong verbal and writing skills. I am an experienced public speaker and published author who is able to draft texts rapidly and speak effectively.

### **Paul Bradley – 13 Short**

I'm Paul Bradley, and I'm running for a position on the Middlesex Beach Association Board of Directors. I'm looking forward to working in conjunction with other Board members, as well as the management team, to represent the MBA members.

I'm a native Delawarean, and my family has vacationed in Bethany Beach for over 30 years. My wife, Karen, and I own a house on Short Road, and with our family and friends, enjoy the community throughout the year.

The MBA Board fulfills an important role in the community. Some of its responsibilities include understanding and planning the budget, managing the association's finances, dealing with disputes, interpreting, and applying MBA rules and regulations in a reasonable and transparent manner, and just as importantly, listening and responding to the members' concerns.

As I considered running for the Board, I realized that my background and experience as an attorney and managing member of my law firm, Maron Marvel Bradley Anderson and Tardy, provides me with the skills needed for this important role. Some of the skills I've developed over the years include developing annual budgets, listening to, and acting on members' and employees' concerns, and working in conjunction with the Human Resources Director and the Chief Operating Officer to operate the firm. In addition, I serve on the Executive Committee to consider various firm issues and decide on strategies for the future.

I have also served for several years as a member of the MBA Legal Committee, which has provided me with insight into some of the issues facing the Board and the community.

As part of the Middlesex Beach community, it is important to take an active role in ensuring that we are well served by a committed, involved Board and membership. In running for a Board position, it is my intention to use my skills and experience to give back to the community.

I would appreciate your vote and if you have any questions, please contact me- 302-507-1741- or [pab@maronmarvel.com](mailto:pab@maronmarvel.com).

Thank you.

### **Jerry Kafka – 2 Dune**

My wife Rita and I have been members of the Middlesex community since 2011, although our family has enjoyed Bethany Beach during summers dating back more than 30 years. Our home here served first as a summer vacation location, then as a year-round escape whenever we needed it, and now in our post-retirement years is where we spend nearly half our time, particularly since we downsized to a condo in downtown Annapolis.

Over the past couple of years, I have attended an increasing number of monthly Board meetings to observe, learn more about the community's handling of issues, both the mundane and the significant, and occasionally raise a question seeking an explanation about the reasoning underlying a decision. In part, my interest was prompted by my experiences as a member of the Board of the HOA for our Annapolis residence for several years and, more recently, as the head of the legal committee for our current condo HOA. As such, I have become familiar with the Middlesex community's governing documents (including the applicable Delaware laws), its finances, and the manner in which the recurring and nonrecurring issues of the community are handled.

During my more than 40 years as a trial attorney, I acquired and used the skills of listening, asking focused questions, considering both sides of all issues, and diplomatically presenting alternative approaches, which typically resulted in a settlement without need for a trial. I retired six years ago from my partnership at one of the largest international law firms, where I was chair of the global tax controversy department and the chair of the entire tax department of the DC office. I also was an adjunct professor at Georgetown Law for more than 20 years. These skills and experiences served me well in my past board experiences, and I anticipate, would do so again if I were elected to the Middlesex board.

I present myself as a candidate for the Middlesex Board with no agenda, except to apply the governing rules with common sense, transparency to the community, and an eye to the future to help retain the unique character of Middlesex Beach for the next generation. I recognize the importance of soliciting community views, enlisting community assistance, and explaining Board decisions, while working with all other Board members in doing so.

Please feel free to contact me at 301.651.6588 or [gakafka@gmail.com](mailto:gakafka@gmail.com) if you have any questions.

## **Tris Kruger – 41 Dune**

My family has been a member of MBA since 1964, about 58 years. I remember how the whole community would plant dune grass and place snow fencing. I helped many times with making wooden walkways and railings. We all knew each other and cared for one another. I was asked to join the Board and am happy to continue contributing to the community.

### Education:

- DDS, Georgetown University MS (Nutritional Biochemistry),
- University of Maryland BS, University of Maryland

### Professional:

- Taught at Georgetown University School of Dentistry (1978-1989)
- 40 years of Private Practice in Hyattsville, MD and Potomac, MD
- Southern Maryland Dental Society: President, 2008
- Maryland State Dental Association, Executive Board: Editor, 2010-present
- MidAtlantic Maryland Mission of Mercy: Co-Chair, 2013-2014-present
- Washington Dental Study Club: President, 2007
- Distinguished Service Award, Georgetown University, 2015
- Received Humanitarian of the Year Award at the Maryland State Dental Association on September 22, 2017, in Ocean City at the Chesapeake Dental Conference

### Civic

- Washington, DC Kiwanis Club

### Organizations:

- Potomac Chamber of Commerce: President, 1995-1996
- West Montgomery Citizens Association: President, 1987-1988
- Washington Running Club: President, 1989-1991
- Primary Care Coalition: Board of Directors, 2003-present.

## **Gregory Pichler - 20 Dune Road**

My name is Greg Pichler. I own the property at 20 Dune Road. I am a third-generation owner of a property in Middlesex Beach, Delaware. My maternal grandparents, Dr. William Stecher and Erna Stecher acquired the property at 20 Dune Road from the original developers, including Charles and Martha Addy, on June 20, 1960. My family and I have vacationed in Middlesex Beach for over sixty years.

Professionally, I am self-employed. I maintain residences in the Washington, D.C. area as well as Toronto, Ontario, Canada. I currently serve on the board of directors of the alumni association of the Tau Alpha Kappa chapter of the Tau Epsilon Phi fraternity (TEΦ). On behalf of the alumni association I am responsible for overseeing the group's web site at the URL, <https://www.teptak.org>.

I earned a master's degree in Business Administration from the School of Business Administration of George Washington University in 1989.

On July 25, 2019 I launched the MXB Wire at the URL, <http://www.mxbwire.com>. The MXB Wire is an independent news and information service, covering the goings on at the Middlesex Beach Association. Since its inception I have published ten community updates. In addition to the updates, I covered (i) the litigation between the DMF Associates (Bennett Realty), the Norman Law firm and the Middlesex Beach Association, (ii) the legal ramifications of the imposition of a rental tax in the context of a homeowner's association as well as (iii) the alleged reluctance of real estate agents to show property in Middlesex

Beach. The YouTube video installment of the alleged reluctance of real estate agents to show property in Middlesex Beach, entitled Passed Over, garnered over 120 views within the first forty eight hours after publication.

I spend considerable time at Middlesex Beach particularly in the off season. I regularly attend Board meetings and have reported on a number of these meetings over the course of the past two years.

### **Ron Thomas - 14 Short**

My family has been a part of the Middlesex Beach community for over 50 years. Over the decades, I have developed a strong appreciation for the community and the people in it. That is why I would like to represent you as a member of the Board while continuing to serve as the Chairman of our Community Facilities Committee.

Should I be elected, I will always support proposals that are best for our community. I will not hesitate to speak up in Board meetings when I believe a proposal is overly onerous or not in your best interests. I have worked for the past two decades in various risk management roles in the banking sector. I currently work here in Sussex County as a Commercial Loan Officer. I have always been known as a strong and respectful communicator and a voice of reason. I believe doing what makes sense for us all and not get bogged down in details and unnecessary bureaucracy. I believe that mindset and experience will serve you well as a member of the Board. I believe in managing risk in a prudent manner, not eliminating it altogether. There have been various examples in our community in recent years where this has not been the approach. Removing all risk often infringes on our freedoms and reduces the enjoyment of our community and time spent with our families and neighbors.

I also feel strongly about consistently kind and respectful discourse on our Board and in our community. That has not been the case all too frequently in recent years and is something I will defend as a member of your Board.

I purchased my home in Middlesex close to six years ago and moved here in January. As a full time resident who spends quite a bit of time running, walking, and cycling in our community, I am in a unique position to see what needs to be fixed or improved. Despite several resignations and a shortage of volunteers, I'm proud to say the common areas in our community are in very good shape. The appearance and functionality of our beach and common areas is something we can all be proud of.

I hope to be able to say the same thing regarding the governance and leadership in our community in the near future. As a member of the Board, I will do my best to work toward this goal.

### **Amy Witcover-Sandford – 34 E. Bayberry**

My parents built our house at 34 Bayberry Rd in 1972. I grew up running through the dunes (where Sea Colony now resides) and climbing the fire towers with my siblings (Paul and Julie) and the rest of the “gang” from the Bayberry beach-side of Middlesex. During and directly after college I spent summers working in Ocean City and Bethany and living at the “Beach House”. I later brought my own family to Middlesex where my children participated in the junior guard program and also became part of the summer “gang” of the 1990s.

Currently, I am the Coordinator of SAME – So All May Eat, a lunch program in downtown Hampton, Virginia (a food desert), where 17% of the population suffers from food insecurity. I am also the Volunteer Chairperson for the Fresh Air Fund’s Hampton/Williamsburg Friendlytown, where I find families to host NYC children for free one-week vacations during the summer.

I have a strong background in working with many different kinds of people and in forming consensus to move forward in an equitable and agreeable fashion. At this point I have the time to do my part for the place that has given me and my family a community where we have found a place of rest, relaxation over these past 50 years.

I am interested in keeping the family flavor of MXB while recognizing the necessity to change and grow in order to appeal to today's families looking for a relaxing vacation and, maybe, a home away from home.

I am aware of some of the issues that have faced our community over recent years and I support looking for ways to make the beach more accessible to our aging residents. I applaud our Boards of the past for putting us in such a good financial position while being cognizant of the rising costs associated with MXB and the need to have healthy reserves going forward. Working together I believe we can meet the new challenges while we continue to foster a community that is desirable and valuable.

I believe it is important that we all follow the rules set out in our Governing Documents. I am eager to foster the kind of community that I have always known MXB to be: safe, welcoming, respectful, and fun. I look forward to working with my neighbors to enhance and grow our small community so that it can afford residents the wonderful experience I and my family has enjoyed for the past 50 years. Thank you for your consideration!