



Middlesex Beach Association

Spring Meeting Minutes

DRAFT

May 1, 2021 10:00 AM

Via Conference Call: 800-874-4559

Opening Remarks

Introduction of Board Members

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

Introduction of Hope Wagner, CAS Property Manager and Mary Grimm, CAS

Introduction of new Community Members

Approval of May 2020 Meeting Minutes – Motion by Tris Kruger and seconded by Nancy Glasgow; motion unanimously passed.

President's Report – Margie Cyr

- Warned of sinkhole at intersection of Plum and Errett; directed members to stay away. Investigation and repair underway.
- The directory has been reformatted. All information is also available on the web. \Expected pick up of the 2021 directory is end of May. Craig Kellerman won the contest for best photo and it is on the front of the directory. Thanked Val Peizer for all the work related to the directory, the parking and beach passes. Welcome to new member quarterly information sessions are in the works.

Treasurer's Report – given by Jeff Sella

Review sums in each of the operation and reserve accounts. Mentioned that culverts are aging, and cleaning continues to be done by the Board. Board continuing with jet sealing with Bay and Short currently scheduled. Trash enclosures on the Beach walkways have been replaced with a savings on labor. Board looking to order new bike racks under new budget time frame.

Committee Reports:

Beach Patrol – Mark McCullough, written report – Mark indicated also that Junior Guard will be held Tuesdays, Thursdays and Saturdays 10:00 am to 11:00 am; beginning end of June and through second week in August. All will be done with considerations to COVID. Women's Guard Competition will be June 24; and August 12 is the relay competition.

Beautification – Tris Kruger, written report – Committee is well established. Plantings are done and flourishing. Holly Dempsey spoke to the planned butterfly garden which is for the community to enhance education, fun, multi-family interaction; also seeking interested members to assist with maintenance.

Budget – Alex Sella, written report.

Building – Margie Cyr, written report – Spring has been busy. Reminder that all construction must be completed by June 30.

Commercial - Carol Paul – written report - Seaside shopping center is updating with signs and new colors. Seeking members to help design and/or sell MBA goods. Vandalism (dumping/theft) has been on the rise; please report to Community Patrol if notice anything unusual.

Community Facilities – Jeff Sella, written report

Community Patrol – Steve Larsen – Employees are not police but assist with covenant enforcement. Almost fully staffed but need some more night staff with shift until about 1 am. Request mutual respect by and from members to Community Patrol. Please display parking and beach passes properly. Reviewed no pets, no smoking and no drones rules and time frame. Request that owners remind guests and tenants of MBA rules and policies.

Legal – Ellen Throop – Thanked committee members Paul Bradley and Bob Aberbach. Committee has been busy with numerous contracts including culvert contracts as well as general Board guidance for COVID, rules and policies.

Nominating Committee – Jeff Sella – advised 4 open Board positions; please submit biography and interest to serve to Jeff. Board term is for two years.

Social Committee – Nancy Glasgow, written report – mentioned July 4th house decorating event and hopefully a Fall community yard sale with return to Happy Hours as well.

Owner Comments – 10:45 am

Topics included:

1. 4 Bridge - Screening of substation across from 4 Bridge.
2. 14 Bayberry – who is enforcing trash rules? If no enclosure, trash, and recycling containers need to be put away
3. 2 Dune – raised issue about permanent and repair wording in covenants; much work is maintenance but as worded in construction regulations, basically need pre-approval from Board for every action; routine work like trim shrubs and spray grass; Board will revisit construction regulations
4. 2 Addy – enclosures – rules regarding such in directory; Delmarva trimming was done but DelMarVa left trimmings; berm is an eyesore; Board will be removing trimmings in May
5. 21 Bayberry – recycling pick up has been sporadic; owners directed to contact Hope Wagner to handle
6. Patty Scheffey - East Errett – locks broken; Board advised replacement in the works.
7. 14 Bayberry – who polices owners? Speaker wants to avoid neighbor to neighbor confrontations; advised to notify Board if perceived violations.

Polling: Vote on the Proxy/Ballot Assessment Question – 11:22 am

Margie advised: if already voted by proxy, do not vote again during this call; results expected next Wednesday; assessment for 2021-2022 proposed as \$2,750.00 per Lot. Instructions how to vote given by operator. Voting closed.

Holly Dempsey asked about service via Mediacom/other options? Margie noted that Board cannot approve said what has been offered by Mediacom required \$500,000 for infrastructure and assurance 100% of MBA owners would pay for said service.

2 Addy – suggested Board can lobby Mediacom and perhaps do survey about owner interest.

11 Addy – mentioned Artesian set up similar option years ago and individuals could opt in or not.

ADJOURNMENT 11:37 am

Motion to adjourn made and seconded; unanimously passed.