



Meeting Minutes

MBA Board Meeting

July 24, 2021

9:30 AM

Zoom Meeting

Call to order, Margie Cyr, President.

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

9:30 AM Motion to Adjourn to Executive Session for the discussion of Contracts

9:55 AM Return to Open Meeting

Hope Wagner from CAS joins.

Introduction of community members in attendance. See List of attendees.

Ellen motioned and Tris 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; all in favor; motion passed.

Review Board Meeting Minutes: Saturday, June 19, 2021

With edit to Nancy's last name and noting that Carol was not present, and that signage "agreed" Alex motioned and Tris seconded to approve; motion passed to approve the minutes 5 to 2 with Nancy and Marty voting no.

Property Manager's Report: Hope Wagner, CAS

Hope is quarantining as daughter has COVID.

Atlantic Plumbing is doing the water assessment at the guard house for the possible installation of a bottle filler, Wednesday 11 am.

Trash rebates for commercial properties processed and sent.

Pine straw – more to be installed on Beach Plum; Benny from Ruppert will also handle the weeds on Beach Plum. Hope will follow up with Benny.

Sussex County paved the area at Beach Plum and Errett which was compromised by the sewer leak.

Artesian indicated that it will handle the repairs at 1 Dune at no charge to the property owner or MBA. Waiting update for timing of repair.

1 violation letter was sent to 5 Errett.

Owner indicated that Republic did not pick up trash at Errett and that pine straw on Beach Plum has been placed. Hope will follow up with Republic.

President's Report: Margie Cyr

Thanked volunteers and Board for all the work.

Treasurer's Report: Alex Sella

- Financial Reports
- Review of End of Fiscal Year
 - Reallocate culvert information/coding
 - Beach patrol and community patrol payment is through 6/30/21 and includes payroll
 - Beach equipment – Alex asked if the two new lifeguard chairs had been paid for and were in use on the beach. Hope affirmed they had been paid for. Polaris not to be left on beach per previous Board discussion; because last summer it needed extra expenditures for maintenance and repairs.
 - End of year – need info on payments to determine EOY aspects – will be provided for next month's report
 - CAS resolutions - GBA charged \$30,000 – was it moved from Reserves? It affects surplus or deficit determination; repayment to Reserves also affects Surplus/deficit; 13K was pulled from Reserves for drainage.
 - Book & Associates: Hope has answered questions.
 - Reimbursements: Hope needs to code such but send to applicable Board member for approval before payment; Alex will send reimbursement form to Margie. Margie will contact Mark McCullough to advise that employees need approval BEFORE payment for non-routine purchases.

Committee Reports:

- Beach Committee: Mark McCulloh, written report submitted
- Beautification: Tris Kruger, written report submitted
- Building: Margie Cyr, written report submitted
- Budget/Finance: Alex Sella
- Commercial: Carol Paul, written report submitted
- Community Facilities: Ron Thomas, written report submitted
- Community Patrol: Steve Larsen
- Legal: Ellen Throop
- Social: Nancy Glasgow

Questions for Committee Reports – None.

Unfinished Business

- Trash enclosures for residential properties – Ed wishes a Board member to assist with review and assessment of same. Margie indicated she would handle but seeks other volunteers.
- Fall Community Meeting – 6 open Board positions; 4 two years terms and 2 one-year terms to maintain staggering; Margie will send email blast. Location: spots reserved but capacity

issues/decision. DE cancelled its emergency order regarding COVID. Hope will get information from locations for the Community meeting.

- Posting Flyers on Stop Signs – discussion again ensued on whether or not it was proper to post flyers on traffic signs. It was stated that we can post on guard house, little libraries and through email blasts, MBA has upscale houses and papers look bad and owners complained about such in the past; need to control what is posted, by whom and the “life” of postings; postings alone will not reach all members; suggestion to get actual box to take flyer home or stand up sign display or yard signs or update website or colored post cards or QR for information at guard house. Nancy, Amy, Virginia and Val to get costs for various ideas.
- August 20th Party at Tris’ house – 41 Dune.

New Business

- Refund of Construction Deposits:
 - 30 Dune: Demolition Deposit: \$1,000 – reconnect sewer pipe and reinstall flag pole – Tris motioned and Marty seconded to return deposit; unanimously in favor.
 - 1 Bayberry: \$1,750 – inspection done - Alex motioned and Marty seconded to return deposit; unanimously in favor.
 - 12 Bayberry: \$2,068.50 – inspection done – Marty motioned and Nancy seconded to return deposit; unanimously in favor.
 - 6 Errett: \$1,500 – inspection done – Marty motioned and Jeff seconded to return deposit; unanimously in favor.
 - 115 Evergreen: \$4,598.35 – inspection done – Alex motioned and Tris seconded to return deposit; unanimously in favor.
 - 139 Evergreen: \$1,400 – inspection done – Alex motioned and Marty seconded to return deposit; unanimously in favor.
 - 41 Dune: \$1,500 - Sussex Inspection received; Alex motioned and Marty seconded to return deposit; unanimously in favor with Tris abstaining.
 - 1 Dune: \$37,500 pending receipt of Sussex Co Certificate of Occupancy – Ellen motioned and Alex seconded that upon receipt of COO, deposit to be returned; unanimously in favor.
- Board members role in following Board decisions – Tabled.
- Memorial Donation of Adirondack Chair to honor the Hamilton family – Susan Wolf wishes to donate an Adirondack chair to be placed on Evergreen Walkway at the foot wash area. Jeff motioned and Ellen seconded to decline this offer and suggest that Susan Wolf follow the Memorial Bench program as originally created by Mary Byrd; unanimous vote in favor. Margie will advise Ms. Wolf of the Board decision and mention the Memorial Benches.
- Special August Community Meeting for Board Candidates –Candidate Forum- need to publicize more and biographies are a start – open forum – to be in person and via Zoom for candidates as well as members– to be the hour before the Happy Hour on August 20; need moderator. Known candidates: Tris Kruger, Paul Bradley, Ron Thomas, Amy Witcover-Sandford, Greg Pichler, and Nora Alter.

