



Meeting Minutes

MBA Board Meeting

June 19, 2021

9:30 AM

Call to order, Margie Cyr, President 9:30 am.

Introduction of community members in attendance. See Zoom List.

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

Also present: Hope Wagner – CAS.

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; unanimous vote in favor.

Review Board Meeting Minutes

Saturday, May 22, 2021 – Tris motioned and Alex seconded with removal of repeated “see list of attendees”; unanimous vote in favor.

Property Manager’s Report: Hope Wagner, CAS

- Checking into being able to fill water bottles at guard shack for employees.
- Both venues being held this Fall for Membership meeting.
- Pine straw has been placed but is sparse along Addy & Evergreen. Hope will contact Barry to bring in more pine straw/complete the job.
- County still to pave area at Errett/Plum intersection. Hope has notified County.
- See also written report.

President’s Report: Margie Cyr

Treasurer’s Report: Alex Sella

- Financial Reports: received financials late; transactions need to be adjusted to commercial/employees/Board
- MBA is over budget on chairs; need to watch.
- Requested unpaid and paid assessments report; Hope to send to Board.

- Process for Approving and Paying Reimbursements: discussion ensued that employees and committee individuals need to have their related committee chair approve before submission to CAS; Board members need to have another Board member approve before submission to CAS for payment. Alex will create a one page form/code sheet for such. Should also include estimates/actual cost and approval for then submission to CAS.
- In July need to discuss surplus/deficit status from prior year and current.
- Signage in community being posted on stop signs: Board discussed and agreed communication to members/residents to go via email/website/guard shack and/or little library; Board members are not to convey MBA business/information/details via unofficial/non-affiliated FaceBook page. Board members can direct individuals to MBA website.
- Marty indicated that five new locks have been ordered and will be installed by end of week; mobi mats are in place.

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
- Community Facilities: Jeff Sella
- Community Patrol: Steve Larsen
- Legal: Ellen Throop
- Social: Nancy Glasgow, written report submitted; also party June 19th and July 4th contest.

Questions for Committee Reports

Unfinished Business

- Trash enclosures for residential properties -- Steve advised that review of trash/recycling enclosures through community has been delayed. Steve will be reviewing/assessing for sufficiency (size/condition) and location relative to MBA easements/owner's lot.
- Fall Meeting Election of Board members and community announcements -- Margie will have an email blast sent out about 4 positions on the Board this coming Fall. Margie has not fully decided; Alex is not running; Tris is running; Marty is undecided.
- (10:30 Alex and Tris had to leave.)
- Fireworks: Bethany holding on the 5th; for July 4th weekend, MBA will have three community patrol members on the beach and one at the guard house. Flashing lights in MBA on Route 1 are not yet functioning. Board confirmed will check parking passes on 4th and 5th. Steve will confirm with Community Patrol.

