

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 Glascow, 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 SellaCommercial: Carol Paul
- Community Facilities: Jeff SellaCommunity 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.

• Fall Community Meeting – location-- Steve motioned and Nancy seconded to hold both places for Fall membership meeting as deposits are refundable; unanimous in favor.

New Business

- 5th of July Bethany Fireworks
- Refund of Construction Deposits: Margie indicated all three completed inspection and passed;
 - 123 Evergreen: \$41,000 Marty motioned and Nancy seconded to return deposit; unanimous in favor.
 - 23 Beach Plum: \$15,000 Marty motioned and Nancy seconded to return deposit; unanimous in favor.
 - 31 E. Bayberry: \$50,000 Ellen motioned and Marty seconded to return deposit;
 unanimous in favor.
- Funding Adobe Software for Webmaster Ellen motioned and Marty seconded for MBA to pay prorated portion of Software with the amount not to exceed \$600; unanimous in favor. Margie will address amount with webmaster.
- Donation of Beach Wheel Chair -- Offer withdrawn without discussion.
- T-Shirt Sales interest is low and too late in year; fund raising option tabled.
- Destruction of MBA Community Property at 25 Dune portion of the fence is down and along streets – tabled to executive session.
- Format for Board Meetings beginning in the Fall discussion held with tentative decision of holding meetings in person and via zoom i.e. hybrid for both Board members and owners to better allow participation. Costs and locations to be considered.

Attendee Comments - None.

11:00 AM Motion to Adjourn to Executive Session for discussion of was unanimous:

Contracts

Owner Delinquencies

Executive Session Minutes May 22: Approval

Personnel

Information from MBA's attorney, Mary Schrider-Fox

MBA Community Property

Reopen Meeting Motion by Steve to adjourn and seconded by Ellen; unanimous in favor.

Future Meetings: MBA Board: July 17, 2021 August 21, 2021

Community: September 4, 2021