



## **MBA Board Meeting Minutes**

**September 23, 2021**

**6:30 PM**

Zoom Meeting

### **6:33 pm - Call to order, Paul Bradley, President**

**In attendance:** Board Members Present: Nora Alter, Paul Bradley, Margie Cyr, Jerry Kafka, Tris Kruger, Ron Thomas, Ellen Throop (Absent: Carol Paul and Amy Witcover-Sandford)

Also present – Hope Wagner and Susan McCurdy from CAS.

**Introduction of community members in attendance** – Terri Reilly, Carrie Maslen, Peggy Taylor, Nancy Glasgow, Rachel Foreman LaManna, David Liddle, Susan Hillebrecht, Jon Craver, Ilene Cohen, Marty Shecter, Holly Fluty-Dempsey, Steve Larsen, Dorothy Youniss

Ron motioned and Ellen 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.

**Review Board Meeting Minutes:** Saturday, September 11, 2021 Tris motioned and Margie seconded to approve the 9/11/21 meeting minutes with the change in date from 9/4/21 to 9/11/21; unanimously passed. Tris nominated and Ellen seconded his nomination for Vice President. Ron won by 6-2 vote.

### **Property Manager's Report:** Hope Wagner, CAS

- Mark Boole – Insurance representative – cost of insurance for Beach Patrol activities outside of work hours is \$3.90 per \$100.00 payrate; Mary Schrider-Fox to provide her legal analysis so issue is tabled until then.
- Update on life guard weekend status.
- New Board members are registered with CAI and should be getting an email.
- Reserve Study by Weyland is almost completed.
- Five stop signs – done by Ad Art – will send estimates for posts and signs.
- Construction boom in MBA – there are three demolitions.

### **President's Report:** Paul Bradley

- Working on filling Committee Chairs

- Suggested Board members attend 9/30/21 CAI seminar

**Treasurer's Report:** Jerry Kafka

- Financial Reports
- Review of End of Fiscal Year  
Getting statements from CPA's; Revenue exceeded expenses; Reserves have about \$51,000 and Beach Reserves have about \$31,000 (less than what was projected for 2017 study). The Tax return has been filed and no taxes owed.

**Committee Reports:**

- Beach Patrol Committee: None.
- Beautification: Tris Kruger – removed three dead trees. One has survived. All seven have been reimbursed by Home Depot. The Dune Road garden has been installed and Jerry and Rita are watering.
- Building: Margie Cyr – various demos and large projects; Paul mentioned to please follow constructions rules and regulations; owners control their contractors. Nora mentioned historical house tracking for those interested.
- Budget/Finance: Jerry Kafka – for the budget process, Jerry is suggesting a four-step plan:  
1. Income and expense for end of year 2. Propose the budget for three years; asking Chair for financial input especially Community Facilities and Beach Patrol. If funding increase is requested, detail what the needs is. 3. Create full budget with discussion in December; 4. Send to owners in Jan/Feb to review – suggested town hall meeting
- Commercial: Carol Paul – none.
- Community Facilities: Ron Thomas – have replaced three stop signs in past few weeks. Volunteers will be removing Mobi mats and awning on guard house. Wants to increase use of volunteers to reduce expenses. Has access to about ten people who are helping with projects. Wants to improve the Common Areas.
- Community Patrol: Steve Larsen – none.
- Legal: Ellen Throop – awaiting info from M. Schrider-Fox on guard competition pay analysis.
- Social: Nancy Glasgow – announced Octoberfest 10/10 - 4-6 pm on beach at Bayberry.

**Questions for Committee Reports**

### **Unfinished Business**

- Comcast Update – this has been owner effort; reminded of commercial lines along Beach Plum underground; Comcast undecided as to entry into MBA; it's a money decision of Comcast and MBA no leverage.
- Beach Replenishment Investigation – Steve Larsen - one permit with DNREC withdrawn; Steve to withdraw others and research Lewes sand source fill information to load trucks and move sand to site for beach replenishment.

### **New Business**

- Refund of Construction Deposits:
  - 12 Bridge: \$6,250 – Margie related the project has been inspected and certified as complete. Margie motioned and Tris seconded to refund; unanimously passed.
- Recording of meetings and minutes – Ellen motioned and Tris seconded to record meetings for Minutes creation only and then destroy recording; all in favor with Margie voting no; motion passed.
- Zoom account – cost for MBA to acquire a license about \$150 – Ellen motioned and Tris seconded that MBA will acquire its own Zoom account; unanimously passed. Hope to coordinate.
- Reduction of Route 1 speed limit – adjusting from 30 to 25 in Dewey and from Bethany through South Bethany a reduction from 35 to 30 has been proposed; Margie motioned and Nora seconded to join the support of such lowering of the speed limit; unanimously passed.
- Memorial Benches – Margie indicated the cost is about \$1,348 for the materials plus shipping then need labor to adhere plaque and install on beach; Ron motioned and Margie seconded to charge \$1,500.00 for the bench and installation; unanimously passed. Margie will address donor and attempt to find additional locations to place any additional benches.
- Website User Agreement – sample circulated; tabled to next meeting.

### **Attendee Comments**

Comments included volunteer offerings, information about public service announcements for wind farm, desire to continue ditch maintenance by Board, pedestrian flashing lights on Route 1; and best practices to cross Route 1.

**7:45 pm - Adjourn to Executive Session for discussion of** – Ron Motion and Tris seconded to adjourn into Executive Session for the two listed purposes; unanimously passed.

