



MBA Board Meeting

Board Meeting Minutes

December 18, 2021

8:30 AM

Zoom Meeting

Call to order, Paul Bradley, President 8:32 am

Board members attending: Paul Bradley, Ron Thomas, Margie Cyr, Jerry Kafka, Tris Kruger, Amy Witcover-Sandford, Carol Paul, Ellen Throop. Not present: Nora Alter.

Others attending: Hope Wagner (CAS), Kerry Hall, Susan Hillebrecht, Marty Schecter, Peggy Taylor, Nancy Glasgow, Abby and Neil Imus

Paul stated 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: Thursday, November 18, 2021 – deferred to check recording.

Property Manager's Report: Hope Wagner, CAS – As written.

Treasurer's Report: Jerry Kafka

- CAS contract renewed to March 2023.
- Financial Reports – format changing to be more easily read.

Committee Reports:

- Beach Patrol: Mark McCulloh
- Beautification: Holly Fluty-Dempsey
- Building: Margie Cyr – written.
- Budget/Finance: Jerry Kafka – written.
- Commercial: Bill Gay - written.
- Community Facilities: Ron Thomas
- Community Patrol: Steve Larsen
- Social: Amy Witcover Sandford

Questions for Committee Reports

Unfinished Business

- Comcast
 - Comcast completing install by about June in three surrounding communities. Comcast found money to expand its services. Contract submitted easement agreement to Paul. Jerry will send to Board members after meeting for their review; Paul will send contract to M. Schrider-Fox for legal input.
- Draft 2021 Reserve Study
 - Finalized by the end of year.
- Beach wheelchairs
 - No additional insurance cost. Received other community information regarding use of beach wheelchairs and provided emails from other communities. The communities supported beach wheelchair use and had no claims or injuries relating to their use over many years. Sea Colony and South Bethany have provided chairs without incident. Issue of responsibility of administration. Beach Patrol supports the idea, but they aren't the administration thereof. Ron sees Community Patrol handling administration of chairs to potentially consist of - individuals sign waiver form; chair exchange; track usage of chair and where sitting. Ron offered to store chair over winter. The cost for the chair to MBA will be approximately \$1,000. Margie mentioned Community Patrol existing understaffing concerns. Will address Mary's legal opinion relating to wheelchairs in Executive Session. Complementary element mentioned by Jerry – second Mobi Mat.
- 2022 meetings by Zoom or in person discussion
 - Hybrid thoughts for Board and Membership. Winter months and new virus mutation. Some members only would attend via Zoom. OWL lens in beta version for viewing a room via Zoom. Motion to continue via Zoom through April 2022 motioned by Tris and seconded by Margie; passed unanimously.
- Ad Hoc Rules Committee
 - Committee working on rules and some legal review to be done.
- Town Hall Meeting to discuss 2022-23 Budget and Rules Presentation – Anticipate via Zoom and perhaps mid-March on a weekend. Date to be determined, if needed.

New Business

- 2021 surplus fund use discussion presented by Jerry. Funds hard to track based on report setups and tracking. Maintenance payroll is one fund around 15-20K and is the largest sum and can be used for a new Polaris. Discussed surplus funds into Reserves and Polaris purchase via Operating Budget. The funds being used are actually existing Operating Budget funds. Ron discussed current Polaris condition: loud, runs inconsistently, repair frequency increasing, possibly used when acquired and had for 10 years, new one would be electric and less noisy, might be able to sell old one. Margie

motioned to purchase new Polaris ranger via use of existing funds; Ron seconded. Passes 7-1; Ellen voted no because the funds were coming from an operating surplus. She thought the surplus should go into reserves; motion passed.

Attendee Comments – None.

Adjourn to Executive Session for discussion of: 9:23 am – Ellen motioned and Margie seconded for:

- Executive Session Minutes, November 18, 2021
- Mary Schrider-Fox legal opinion.
- Contract
- Violation hearing schedule:
 - 10:15 AM
 - 10:30 AM
 - 10:45 AM

Reopen Meeting

Adjourn

Future Meetings:

MBA Board:	Thursday, January 20, 2022, 6:30 PM
	Saturday, February 19, 2022, 8:30 AM
	Thursday, March 17, 2022, 6:30 PM
	Saturday, April 16, 2022, 8:30 AM
	Thursday, May 19, 2022, 6:30 PM
	Saturday, June 18, 2022, 8:30 AM
	Thursday, July 21, 2022, 6:30 PM
	Saturday, August 20, 2022, 8:30 AM
Community:	Saturday, May 7, 2022, 9:30 AM