



## **Minutes of MBA Annual Meeting**

**September 4, 2021**

**10:00 AM**

St. Martha's Episcopal Church

### **10:05 AM Call to order, Margie Cyr, President**

**Board Members:** Margie Cyr, Nancy Glasgow, Tris Kruger, Marty Shecter and Ellen Throop  
(Absent: Carol Paul, Alex Sella, Jeff Sella)

**CAS Members:** Mary Grimm, Heather Brandt, Amanda Polar

Dave Wiecking motioned and Paul Bradley 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; passed unanimously.

### **Introduction of Community Chairs in attendance and 5 new members.**

#### **Management Report:**

- Hope appreciated comments from Members re: Republic and trash and/or recycling concerns.
- Hope has had numerous meetings with Benny from Ruppert and service is improving.
- Community Patrol – difficult hiring times; if interested or know of anyone interested, please advise.

#### **President's Report:**

COVID has been challenging; Board followed CDC and its changes; maintenance of Common Areas still required; Zoom has been helpful for all participants; DeMarie's lot has been sold so Ocean Air Produce will likely remain; thanked the community and volunteers; five Board members stepping off; numerous issues for new Board to address: increased expenses, weather, drainage, maintenance of private beach and dunes, development around MBA, growth means conflict, community management model, sufficient volunteers and following covenants for good of community.

**Committee Chairs:** see reports.

**Candidates Spoke** – Nora Alter, Paul Bradley, Jerry Kafka, Tris Kruger, Greg Pichler, Ron Thomas (Amy Witcover-Sandford not present)

Directions to use REVISED ballot only with deadline of 4 PM on Sunday for the 14 ballots submitted on original ballot. Send to Hope and Margie. Sharon Adams, Kerry Hall and Brenda, Amanda and Mary of CAS will count ballots.

Steve Larsen reported on Gahagan & Bryant Associates ("GBA") permit application process: MBA had permit in 2000 which expired. Board hired GBA to try to get new one. Sea Colony obtained one after removing the offensive language about the beach becoming public if use public sand. MBA beach in great condition and wide dunes. Permit for situation if significant storm and beach and/or dunes highly damaged. Process started 18 months ago. GBA indicated

DNREC not inclined to give permit to private entity to use public sands. MBA has option to try to find new borrow area in the ocean for sand but it would still be a conditional permit. Expect it would be cost prohibitive. The permit application with DNREC has been withdrawn. Board may seek information about trucking in sand if needed. Also expect quite costly.

**Owner's Comments:** Topics related to permit for beach sand, windmill farm issues, guard shack lease renegotiation in Spring 2023, properties in arrears can have beach and parking passes withheld along with lien or lawsuit potential, Community Patrol hours shortened from 1:00 AM to 11:00 AM due to staffing so if emergency call 911; volunteers to run MBA sufficient going forward, COVID boosters available at Giant and CVS.

**Election Winners** – Names announced: Nora Alter, Paul Bradley, Jerry Kafka, Tris Kruger, Ron Thomas and Amy Witcover-Sandford.

Unanimously Adjourned at 11:30 AM.