

MIDDLESEX BEACH ASSOCIATION BOARD MEETING

January 18, 2014

Members Present: Judy Myers, Sharon Adams, Goeff Sella, Jennifer Kazemzadeh, Mary Byrd, Natalie Reatig, Ellen Throop, and Dave Wiecking

Others Present: Ginny Heier (RPM) and David Taylor(Beach)

Meeting called to order at 9:30 AM

Dave Wiecking motioned to approve November minutes. Revisions and corrections were made. Judy Myers seconded. The November minutes were approved.

TREASURER'S REPORT

Geoff Sella highlighted items in the report. Trash rebates for Commercial properties were higher. Yard waste was currently over budget. Security payroll was under budget due to less employees. Ellen Throop requested that RPM send letters reminding owners to pay past due assessments.

PROPERTY MANAGEMENT REPORT

Ginny Heier reported that 34 votes are needed to approve the new Covenants as of 1/18/14. Dave Wiecking and Sharon Adams urged Board members to encourage Members who have not yet voted to cast their vote as soon as possible. Ginny also said she has been following up with Artesian Water and they have stated they will finish repairs along Bridge Road. The May 3rd meeting will be at St. Martha's Episcopal Church. Mary Byrd requested that RPM obtain emergency phone numbers for Members. There have been incidents of broken pipes and the owners were not able to be reached.

PRESIDENT'S REPORT

Sharon Adams confirmed that she has signed a contract with RPM management for two years. Sharon also signed a snow removal contract for one year. The only remaining contract to be signed is for waste management and yard waste removal. MXB is still in negotiations with waste management. When Ellen makes the necessary corrections on verbiage it will be signed. Sharon and other Members attended a FEMA meeting in Georgetown, DE in regards to new Flood Maps. Sharon Adams requested that a FEMA representative, Greg Williams (Environmental Scientist, Flood Mitigation Program) be present at the May Meeting to inform Members of the impact of new Flood Maps and Flood Insurance.

LEGAL

Ellen Throop informed the Board that she will draft a letter to DeMarie to try to resolve outstanding debt issues amicably. In order for our Community Attorney to represent us in regards to Beach Patrol Waivers Mary Schrider-Fox has requested that MXB signs a waiver to acknowledge that we will have dual representation. Dave Wiecking motioned for agreement to be signed. Geoff Sella seconded. The waiver was signed by Sharon Adams (President) and Jennifer Kazemzadeh (Secretary). Dave Taylor discussed possibility of adding another Community to Beach Patrol. The benefits include a deeper Beach Patrol. Sharon Adams requested that Dave Taylor looks into this possibility. Ellen will ask Mary Schrider-Fox to contact county in regards to DeMarie signage and shed issue. The produce stand is hoping to continue in season for the next two years. Mary Byrd requested that these people submit a "lot layout" to Board Members in order to ensure the covenants are being followed. Trash Contract will be revised. Overall the revisions that were made were favorable to MXB thanks to Ellen's continued work with Allied Waste. Ellen will work on the indemnity provision. The final contract should be ready to be approved by the Board via email.

BEACH

Dave Taylor said the upcoming Roster is looking good. Justin Voorhees (Captain), Jeff (Lieutenant) and Jordan (Lieutenant) are returning Beach Patrol. Nine overall Beach Patrol are returning. Dave wanted to explore the possibility of different housing due to unforeseen increases. Geoff Sella expressed his concern of possible liability issues that may be involved with competitions. Ellen agreed to check with Mary Schrider-Fox if waivers would be needed.

BUDGET

Sharon Adams requested that Dave Wiecking give an overview to new Board Members of how our Budget is drafted each year. Dave stated that a quarter of the Operating expenses are left each year before the new fiscal year starts. Timing of upcoming projects in relation to budget issues was discussed. Commercial Errett is to be paved this spring; several concrete curbs at entrances to Seaside Village's parking lot are on MBA property. Sharon Adams requested that Natalie Reatig contact Baxter (McD's) and ask if they are still interested in leasing parking spaces from MXB. Mary Byrd asked if it was possible to add funds in the budget to offset expenses for a 55th MXB Anniversary Party. Geoff Sella requested that all Committees get firmer numbers for the February meeting. Sharon Adams requested that all Committees please inform the Board if they will not be using their entire budget so funds can be used elsewhere.

BUILDING

Judy Myers distributed the Building report. Details available on MXB website. Judy stated that Bill Gay is looking into other Community Building Regulations to see what times would be reasonable for our Community.

COMMUNITY FACILITIES

Dave Wiecking stated that he would like to provide recycling areas along beach walkways that are separate from the trash enclosures . Dave stated that he would know better numbers by the next meeting as to what the budget will be. Sharon Adams urged Board Members to look around the Community to become familiar with the needs of our Community.

BEAUTIFICATION

Mary Byrd requested to table the Sidewalk project of Bridge Rd (East) until further notice. Dave Wiecking motioned to have prohibitions related to beach smoking withdrawn from Beach passes. Natalie Reatig seconded. Seven Members approved. One opposed. The motion was approved.

Jennifer Kazemzadeh motioned to adjourn. Natalie Reatig seconded. The meeting was adjourned at 12:30 PM