

MIDDLESEX BEACH ASSOCIATION BOARD MEETING  
February 15, 2014

All Board Members Present

Others Present: Ginny Heier (RPM), Joe Wolf (Community Fac)

Mary Byrd motioned to approve January minutes. Natalie Reatig seconded. The January minutes were unanimously approved. Ellen Throop motioned to have the minutes corrected to read that DeMarie letter will be prepared (not sent). Glenn Hamilton seconded. The corrected January minutes were approved.

TREASURER

Geoff Sella highlighted items in the budget that have been over budget. He noted that we will have enough assets to carry MBA into the next quarter.

PRESIDENT'S REPORT

Sharon Adams informed the Board that Bill Gay (Building) will talk to Greg Williams in reference to the upcoming Community Meeting presentation. Sharon noted that there will be delays in the implementation of Flood Zone Assessments that will impact Flood Insurance rates. Sharon urged Board Members to encourage Community Members to cast their ballots regarding New Covenants.

PROPERTY MANAGEMENT REPORT

Ginny Heier was happy to report that there were not a lot of issues that needed to be addressed. Randy Brewster sent a letter to properties that were delinquent in dues. Geoff Sella requested that Randy send him a monthly record of extra charges for the work beyond the standard contract.

LEGAL

Ellen Throop stated that we do have a one year contract for trash/brush removal. Ellen also said that Mary Schrider-Fox was currently busy with other work. Ellen will follow up with Mary Schrider-Fox regarding MXB issues. Ellen distributed a draft letter for DeMarie. Mary Byrd motioned to approve letter to be sent to DeMarie. Dave Wiecking seconded. The letter was unanimously approved. Ellen believes that if a competition occurs on our beach then there should be a participant waiver. Ellen will prepare a waiver. Mary Byrd stated that the Seafood Trailer at the rear of Seaside Village is gone & there is no need for a letter.

BUDGET

Geoff Sella was confident that most of the numbers for the upcoming budget are falling into place. Workman's Comp is going up by 40% which will have some impact. Geoff encouraged all committees to have final numbers for the March Meeting. Sharon Adams

emphasized that the Board needs to carefully consider budgets for each Committee to make sure that it suits Community needs. Sharon also requested that the Board consider the new regulation of proper Trash Receptacles throughout the Community to be going into effect May 15<sup>th</sup>. Sharon asked Ginny to make sure we have an updated spreadsheet of properties that are not in compliance.

#### BEAUTIFICATION/SOCIAL

Mary Byrd discussed the 55 year MXB Anniversary Party to take place Labor Day weekend. Details will be on the website soon. The Board agreed to a \$10 ticket price to help offset costs. Mary Byrd was happy to report that MXB will have a better watering system this season.

#### COMMUNITY FACILITIES

Dave Wiecking and Joe Wolf toured the neighborhood to check on projects that need to be done before the season begins. Dave believes that Pine Road will need a chain link fence mostly for Safety/Security reasons. Paving needs to be done on the commercial stretch of Errett Road and the corner of Beach Plum and Evergreen. Rick is currently fixing Beach Walkway trash receptacles. Evergreen dune crossing the south side of Bayberry crossing will have new handrails very similar to that erected last fall on the north side of Bayberry crossing. If a ramp is to be built at Errett, it will also get similar handrails. Any dune crossings that remain as elevated walkways will also get such a handrail from the end of the walkway to the dune line. The plan is for all beach access ramps is to eventually have identical handrails on both sides.

#### SECURITY

Glenn Hamilton reported that a new Security vehicle will need to be purchased –costing about \$6,000. Glenn also stated that there will be a few new Guards needed. Ginny will post want ads in local papers.

#### BUILDING

Judy Myers reported that the Building Committee wanted to make sure there was still a need for a \$5300 budget. Ginny Heier informed the Board that there will be a fee for the increased Construction monitoring that RPM is conducting now. Dave Wiecking mentioned that the Building Committee had requested that the past year of issued permits be listed on the website along with the current projects. The Drydens have applied for a sign permit for a Pilates and Wellness Center which will lease part of the space where the Shore Foods was located. Sharon asked Ginny to contact the person that wanted to continue the produce stand for more details.

#### COMMERCIAL

Natalie Reatig will send Ellen Throop the current draft of lease agreement with Baxter LLC ( McDonalds) . Ellen recommended that a map of the spaces in question be attached to the lease agreement for more clarity. Ellen will review the draft and make changes, then send

it to Natalie who will send it to the Board for final review before mailing it to Baxter LLC for their signature. Sharon will sign on behalf of MBA when the contract is returned, signed, from Baxter LLC.

Sharon reminded Board Members to get Final Budget numbers, consider Trash receptacle requirements, and rules to appear on upcoming Beach Passes and elsewhere.

Ellen Throop motioned to adjourn. Natalie Reatig seconded.

The meeting was adjourned at 12:15 PM