

MIDDLESEX BEACH ASSOCIATION BOARD MEETING
July 19, 2014

Members present: Jeff Sella, Natalie Reatig, Glenn Hamilton, Sharon Adams, Mary Byrd, Dave Wiecking, and Jennifer Kazemzadeh

Others: Margie Cyr (Building committee), Ginny Heier (RPM), Joe Wolf, and Marilyn Peizer and Nick Brown

Meeting called to order at 10AM

Sharon Adams introduced MXB Member Marilyn Peizer and fiancé Nick Brown. Marilyn requested approval to use a tent on the beach for the purpose of their wedding. Marilyn reassured the Board that the event would be taking place after 5:00 on the Saturday after Memorial Day weekend. They would need to set up the tent Friday afternoon and the tent would be removed at a reasonable hour Sunday morning. Marilyn requested that a document be sent to her stating that the tent was approved by the MBA Board so that she could secure the tent rental. The request was approved; Ginny to create the letter of approval.

Dave Wiecking motioned to approve June minutes. The phrase will be inserted related to the Smoking issue stating that the Board will review Smoking Policy. Glenn Hamilton seconded. The June minutes, as corrected, were unanimously approved.

PROPERTY MANAGEMENT REPORT

Ellen Throop will have Mary Schrider-Fox (Community Atty) draft an opinion as to the legal time period for Covenants voting. Ginny Heier stated that about 10 votes are still needed to pass the new covenants, and also that another community she manages has been trying to get community approval for Covenants amendments.

PRESIDENT'S REPORT

Sharon Adams stated that our Smoking Policy will be posted at the Guard House and at each walkway. The August mailing will go out soon. Employment contracts will be done in time for next season. Trash pick up was slow during the week of July 4th due to volume. Sharon reminded members that brush pick up must be tied or in paper bags in order to be picked up. Mary Byrd and Dave Wiecking requested that another recycling bin be added to all the walkways. Dave also requested that the bins be equipped with slots and a locked top so that extra volume will not be added. Finally, RPM was requested to review our contract to determine if it did include provisions for a second recycling container at each beach crossing.

TREASURER'S REPORT

Jeff Sella stated that revenue is on track with expenses. There are still Assessments outstanding. Jeff did receive quotes for Reviewed Financial Statements (\$7,000-\$9,000). The compilation that has been prepared for the past several years, doesn't provide much information beyond what's in the end of year statements prepared by RPM. An audit from JUDS would be around \$12,000-\$15,000. However JUDS stated in a letter, that due to the size of our Community's budget and our current procedures that they did not feel that an audit is necessary. Sharon Adams requested that Jeff speak at the upcoming Community Meeting in reference to this matter. Dave Wiecking motioned that for the Fiscal Year ending 3/31/14 MBA continue with the compilation process and not engage JUDS for an audit or review. Glenn Hamilton seconded. All approved. The future Board should revisit the possible need for a compilation review as part of next year's budget process.

BUILDING

Margie Cyr reported for Committee Chair Judy Myers. Margie reported that building projects are continuing. There are three projects that are waiting for final inspection. Margie agreed to follow up on projects that still have not received their deposits back. 3 Addy Road issue was discussed. There has been ongoing construction and chain saw use creating a lot of unwanted noise. Ginny agreed to send a letter to the property owner. Twelve violations have been issued to 48 Dune Rd. The Committee was requested to compile a list of the types and numbers of different types of violations for this property before next month's Board meeting.

COMMERCIAL

Natalie Reatig reported that she and Judy Myers had met with the Long & Foster concerning their application for a change in signage on the front of their building. Trash rebates for FY 2013-4 have been sent out. She followed up on a complaint about noise from the rear of Seaside Village.

COMMUNITY FACILITIES

Margie Cyr requested that a similar pedestrian barrier be placed on Addy Rd commercial area for safety purposes. Joe Wolf was thanked for his efforts to obtain permission from South Bethany for MXB Security vehicle to use Evergreen Rd. Mary Byrd looked into ADA policies for beach walkways. It seems that MXB is in compliance.

SECURITY

Glenn Hamilton reported that meetings were held to resolve issues relating to Security. Sharon Adams requested that no dog treats be given out. It was also requested that Security vehicles slow down in order to better monitor Community. Glenn reported that there have been no major issues.

BEACH

Dave Taylor was absent. MXB competition will be August 13th at 5:30 PM

BEAUTIFICATION

Mary Byrd reported reservations are coming in and we have about 50 paid reservations for the MXB Beach Party on Aug 30. Beach Party committee will meet in the next week or so and follow up on the operations to a successful event. Mary reported the Happy Hours at the Allen's was well attended over 40 people and is working on the 2015 season.

NOMINATION

Mary Byrd and Jennifer Kazemzadeh are not interested in running for another term; Ellen Throop is willing to continue to serve. Sharon Adams agreed to run if there are not enough candidates. Anyone interested in running for the Board, please contact Dave Wiecking.

OLD BUSINESS

Residential trash enclosures continue to overflow. Mary Byrd agreed to add an additional duty for Rick of picking up trash on walkways.

Jennifer Kazemzadeh motioned to adjourn. Glenn Hamilton seconded.

The meeting was adjourned at 12 PM