

MIDDLESEX BEACH ASSOCIATION COMMUNITY MEETING

August 30, 2014

Board Members present: Sharon Adams, Ellen Throop, Jennifer Kazemzadeh, Jeff Sella, Dave Wiecking, Mary Byrd, Glenn Hamilton, Judy Myers, Natalie Reatig

Others: Ginny Heier (RPM), Community Members

OPENING REMARKS

Sharon thanked RPM for the preparations for the Community Meeting. Sharon welcomed MXB members to the Labor Day Weekend meeting.

Peggy Ambrose motioned to approve May Community Minutes. Chuck Taylor seconded. The May Community minutes were unanimously approved.

Sharon explained the importance of the September Meeting—to elect New Board Members and to assess how the summer season went in regards to Beach Patrol, Security, etc. Sharon reminded Members that electing Board Members that will protect and preserve our Community is a critically important job.

Sharon Adams also informed the Community on the status of the new Covenants. Sharon stated that a 60% approval is needed to approve. Sharon invited Ellen Throop (Legal Committee Chair) to clarify the status of the new Covenants.

Ellen reported that there are 133 confirmed yes votes for the new Covenants. There are 8 ballots that require the second owner's signature. If those ballots are confirmed there are still 6 votes needed to approve the new Covenants. Ellen stated that when the necessary votes have been obtained the new Covenants will be recorded in accordance to the amendment procedures in the existing Covenants and Delaware Law and the new Covenants will be in effect.

Sharon introduced Jeff Sella (Treasurer) to address the issue of oversight of our financials. Jeff explained that due to the fact that our Management Company (RPM) disburses the funds for expenses he does not believe a full- scale audit would be cost effective for our Community. Jeff Sella stated that a future Board could decide if an Audit is necessary, but the current process of a financial review by our accountants, in conjunction with preparation of our tax returns, is acceptable for now.

Sharon Adams also informed the Community of possible future enhancements in the area of Bridge Road (between Coastal Highway and Dune Rd) for pedestrian safety. Sharon also requested that Board Members rely heavily upon as many Community Members possible to volunteer to make our Community a better place.

BEACH

David Taylor stated that it has been a very good summer-no spinal injuries, very few rescues and some injuries. David attributed this to the mild summer weather conditions and the caution the Beach Patrol exercises to determine surf conditions. David reported that the MBP Competition went great. Our Beach Patrol finished in 2nd place with some very impressive wins. He was very proud of the way the Competition was held –the Beach Patrol ran the entire event from start to finish. David thanked the Binkleys and the Bickels for their support of the Junior Lifeguard program. The program went very well this summer with potentially two future Guards. David invited Colin Crandell to the 55th MXB Anniversary. He asked Members to thank him for 20 years of service to our Community. David Taylor stated the budget is fine. He also requested that if Members are interested in ordering Competition T- Shirts to please email him with the quantity and size needed.

SOCIAL/BEAUTIFICATION

Mary Byrd stated that she is looking forward to tonight's 55th MXB Anniversary celebration. Jimmy's Grill will be catering the event. She reminded Members to bring an appetizer to share, their personal beverage and beach chair. Mary was pleased to report that the MXB Happy Hour events went very well. Mary stated that although she will no longer serve on the Board she will still chair the MXB Happy Hour Committee. Mary took the opportunity to thank Members for their support during her time of serving on the Board. Mary stated that current maintenance and watering for the MXB landscaping has gone very well this summer.

BUILDING

Sharon Adams thanked Judy Myers for her extensive work on the Building Committee. Judy Myers thanked Sharon Adams, Lindy Cohee, Margie Cyr, Bill Gay and Dave Wiecking for their assistance in fulfilling the tasks needed by the Building Committee. Judy Myers reported on the current applications and permits that are open. Judy stated that they have been working towards a simpler, more streamlined process to apply for a Building Permit in the future. Judy Myers reminded Members that in the event of a construction emergency to please notify RPM or MXB within 24 hours. New emergency regulations are being drafted. Members requested that the Board consider ways to curtail blatant time of work violations that have been an ongoing problem in our Community. Ellen Throop stated that our current Covenants make it very difficult to enforce or impose fines related to violations. Michael Ambrose reminded the Community that the new Covenants would give MXB Board more authority to impose fines where deemed necessary. Judy Myers assured the Community that RPM is contacting owners that are violating our current Building Regulations.

SECURITY

Glenn Hamilton stated that the new Security Vehicle worked quite well. There have been issues of gas supply but this issue has been resolved. Glenn stated that there would be some issues to work out in the off- season. The season has gone relatively well with few

incidents. Glenn reminded the Community of the difficulty in dealing with Members that are unwilling to follow rules. Glenn asked Members to email him with any concerns they may have with Security. Members thanked Glenn for his work.

COMMUNITY FACILITIES

Sharon Adams thanked Dave Wiecking for his work. Dave Wiecking thanked David Taylor for the slideshow from the 50th MXB Anniversary Party. Dave informed the Community that low-hanging limbs over our streets will be trimmed in the off-season to provide room for Emergency vehicles to get by. Dave discussed drainage ditches. Dave also stated that MBA should do nothing to stop the natural increase in our dunes, and that dune crossings should be adapted to the condition of the dunes each spring. The highway gates on the beach side are in good working order. There is still more improvement needed on gates on the backside of the pine side. Dave Wiecking thanked Joe Wolf for his help on the Community Facilities Committee. Dave stated that the cost of repaving Dune Road will be needed in the near future, and will cost \$100,000. The CFC is considering a 3 phase plan-including expanding the width 1' on each side the first year, then repaving half of Dune Rd in the 2 subsequent years. Dave stated that the incoming Board will need to update the Reserve Replacement Study, and will need to hire an outside firm to perform this task. Dave also stated the need for a new vehicle to replace the current 2004 Polaris Ranger work vehicle that is on its last legs. Dave requested that if any Members had any issues or suggestions for upcoming projects to email him. Community Member Margie Cyr requested consideration be given to improving pedestrian safety along Addy Rd between Coastal Highway and Beach Plum adjacent McDonald's parking. Community Member Michael Ambrose stated the need for continued funding of future Beach Replenishments. Dave Wiecking reminded members of the importance of obtaining and maintaining Army Corps and DNREC permits required to do this work, because these would be required to participate in any future Beach Renourishment projects. In 2007-08, existing permits that DNREC had previously obtained from the Army Corps were transferred to MBA, but these were only usable that one time.

TREASURER'S REPORT

Jeff Sella that all the information of the current Budget is available in the meeting packets mailed by RPM. Jeff stated that expenditures are on track.

COMMUNITY COMMENTS

Community Members inquired as to whether or not it would viable to consider Security to be available in the off-season. Dave remarked that it was considered a few years ago but at the time the Board did not think the community would get much benefit for the cost. A member expressed concern at the lack of response from RPM to phone calls re brush and trash pickups. Joe Wolf remarked that he was very displeased in MXB current policy that states that no MXB Employee may assist handicapped people to the beach.

The newly elected Board Members are: Jim Dempsey, Steve Larsen, Ellen Throop and Dave Wiecking.

Dan Lyons reminded the Membership that the Association's payment for Ambulance Service does not cover normal operation of the entire Fire Department, and he encouraged members to contribute to their fundraising campaigns. He also stated that free Smoke Detectors are available at BBVFD.

The meeting was adjourned at 12 PM.