

Minutes of Board Meeting of December 20, 2014  
Middlesex Beach Association

The Meeting of the Middlesex Beach Board of Directors was called to order at 9:40 at the South Coastal Public Library, Bethany Beach.

Board Members present included Jeff Sella, Dave Wiecking, Jim Dempsey, Natasha Reatig, Sharon Adams and Judy Myers; also present was Martha Wright of Right Property Management

The minutes of the November 22, 2014 meeting were accepted with minor changes.

Sharon Adams reported that Glenn Hamilton has resigned and she recommends that Judy Bennett, fill the vacant position. Judy Bennett has agreed to be considered for the position. Sharon made the motion for Judy Bennett to join the Board to complete Glen Hamilton's term, which expires this coming Labor Day weekend. The motion was seconded by David Wiecking and a vote of the board passed the motion unanimously.

It was noted that the invoices for parking near McDonald's were delayed, but have now been mailed.

Jeff Sella commented that he wanted Right Property to continue with the current format for the weekly reports as he felt that it helps to keep the Board better informed. He also asked that the Building Deposit Spreadsheet be kept up to date.

The issue of placing Bob Valihura on retainer to follow Delaware state regulatory, legislative and judicial action related to private beaches in the State. Jeff Sella will contact Mr Valihura to discuss retaining his services.

There was a discussion on surveying the residents on multiple topics, including the policies related to smoking on the beach. Nothing has been settled yet on the survey questions and how they will/could be presented. Definitely the process will be one vote per property. Dave and the committee are working on the proposed survey questions.

There will be a meeting on January 2, 2015 with Joe Lopez regarding staffing for Security this year.

Treasurer's Report: Jim reported that this is a light month on expenditures and that the Budget committee will get together while they are here this weekend to finalize the first draft of the budget.

Building Committee: Judy reported that there are three houses being built: 34 Dune, 20 Bridge and 18 Errett. A great deal of thought and effort went into preparing the Emergency Procedures document (distributed at the meeting). This document will make to clear what can be done in an emergency repair situation. Judy recommended that the document be approved and sent out in the spring mailing. On a motion by Judy Myers, seconded by Jeff Sella, the Board unanimously approved the Emergency Repair Procedural document. On a motion by Judy Myers the Pre-Reconstruction document will be accepted as presented. The motion was seconded by Sharon Adams and passed unanimously.

A recommendation was made that the members of the Building Committee coordinate a drive-through the community on a schedule that would supplement Right Property's inspections for Building violations. Judy also recommended that we drop the service of Right Property as Construction Monitor.

Weekly Report is a great tool for communication of complaints but the flow must eventually get to Right Property so the proper action can be taken and documented. All incident information should be more available to owners.

Dave also reported that sand was scraped off 34 Dune and under DNREC direction was removed completely from the community. This practice needs to be clarified so that if this situation arises again, the sand can be kept on the Middlesex beach.

Question has come up about the vague parameters of the snow removal contract and the problem was referred to Ellen Throop. Hopefully, she can have the contractor put in appropriate contract language.

Community Facilities: There was a lengthy discussion on Capital Reserve Study and its merits. No decision was reached regarding the Capital Reserve Study. However, clearly we should have an Engineering Study to determine life span of the existing roads. This issue will be tabled until we are more comfortable on what each Engineering firm may offer as part of their Capital Reserve Study or independent Engineer may be able to provide relative to the lifespan of the roads in Middlesex.

Route 1 and Bridge Parking Lot exit from Dollar General continues to be a safety problem and should be investigated because nobody observes the No Left Turn sign.

Last year prior to the Center for Inland Bays starting their project along Coastal Highway, several commercial owners were contacted to see if they were interested in contributing funds to the plantings to go in the retention basins to be located in front of their properties, but none seemed to be interested. Dottie Wells of Long and Foster recently contacted several Board members to determine the status of this project, but it had been completed last September. Their red mulch in particular wasn't seen as "natural", but there are large amounts of it on their and DeIDOT property in front of their parking lot.

The planting bed on Bridge Rd at the highway obstructs pedestrian access and view of incoming traffic creating a safety hazard. The Board agreed that part or all of the flowering shrubbery in that bed must be removed.

Legal Committee: Ellen Throop is working on a letter to 3 Addy and will share it with the Board when completed before it is sent out.

Beach Committee: David Taylor had no report at this meeting.

Social Committee: No report other than the suggestion that the next event be on a Saturday as some owners have suggested that more people might be able to attend. The proposed date for the next Social event is Friday, February 20, 2015. Details will be published.

Security Committee: This issue will be discussed in Committee and reported back to the Board as there are many issues to work out. Procedures, documentation, responsiveness and supervision are some of the problems that must be addressed. Research is underway to obtain alternate solutions to the Security issues in the community.

Motion to adjourn by Dave Wiecking, seconded by Judy Myers. Unanimously adjourned the meeting at 12:30 PM.

Respectfully, Martha Wright