



Middlesex Beach Association
Board of Directors, January 17, 2015

Board Members Present: Jeff Sella, Steve Larsen, Ellen Throop, Dave Wiecking, Jim Dempsey, Natasha Reatig, Sharon Adams, Judy Bennett, Judy Myers

Other Attendees: Ginny Heier (RPM Property Management) and David Taylor (Chair, Beach Committee).

The meeting was called to order at 9:30AM at the WSFS Bank, Ocean View

The minutes from the December 20th meeting were reviewed and approval was deferred.

PRESIDENTS REPORT:

The Board reviewed the status of the Covenant voting. 146 votes have been received for approval. The Board discussed outreach to a number of owners who had not voted or had provided partially completed votes.

The Board reviewed the status of discussions with new owners at 31 Bridge Road on the possible easement adjoining the property and Route 1 to permit the continuation of the MBA fence. A motion was made and approved to submit to the property owners the easement documents provided to other adjoining property owners.

Ginny reported on the status of several houses in the Association undergoing renovations or construction activity.

Jeff reported that he had met with Joe Lopez regarding security staff, and related issues. On the issues of staffing, Sharon updated the Board on further information from Quality Staffing, a staffing agency, which was an option being explored as an alternative to the MBA directly hiring security staff. Given the net increase in costs associated with Quality – which could be \$10K-\$14K more - Jeff agreed to pursue further discussions to determine if suitable arrangements could be made for the MBA to continue its own hiring and management of security staff.

The Board received an update on the possible member survey. Dave indicated he would attempt to meet with Steve and Jim to work on the survey.

TREASURER'S REPORT:

Updated budget information for December was not available from RPM Property Management. Budget planning for FY2015/16 fiscal year continued with the budget committee.

BUILDING COMMITTEE:

There was no business to discuss from the Building Committee.

COMMERCIAL COMMITTEE:

Although invoices had been sent to McDonalds for leasing additional parking spaces, no response had been received to date.

COMMUNITY FACILITIES COMMITTEE:

Dave reported he was in discussions with Aztec Contracting for the provision of drainage work.

The Board discussed the Reserve Replacement Fund and related issues. Dave emphasized the need to ensure adequate protections for the roads on the MBA property, and the need for engineering consultation and evaluation to better estimate replacement costs. He agreed to follow up.

The Board expressed interest in including Bridge Road on the Ocean side in the restoration analysis for Dune Road in order to improve visibility and general pedestrian safety.

Dave advised the Board that certain plants would be removed at the Bridge Road entrance to the beach off Route 1 to improve visibility and safety.

SOCIAL COMMITTEE:

The Board was briefed on proposed Happy Hour dates for 2015 – which consisted of several Fridays during the Summer and one Saturday night in October. The Board suggested that the dates be revisited to include more Saturday evenings to facilitate greater attendance by those members who are not able to attend Friday evening events.

The Board discussed the preparation of the new Beach passes for the upcoming season, and noted the need to select new colors for beach and parking passes.

It was suggested that the smoking policy should be included on the Beach Pass this year. Steve noted that the change made by the Board the prior year to the smoking policy, which requested but did not require smokers to move away from the beach to the back of the beach, had not been effective in all cases, with some smokers declining to move away from others on the beach. The Board agreed to consider modifications to the policy.

BEACH COMMITTEE:

David Taylor reported that guard housing for the summer had been procured in an economical manner, and that the lease had been completed.

The Board was briefed on the need for a new AED device. David indicated he would proceed with the purchase.

David also indicated there was interest in purchasing a kayak for the beach patrol that the guards could use for training, setting buoys, as well as rescues. Finally, he reminded the Board that it would be necessary to purchase a new buoy and anchor to replace those that were dragged out to sea by the large manta ray this past summer.

LEGAL COMMITTEE:

Ellen advised the Board that the letter of violations had been sent to 3 Addy Road, and no response had yet been received. The Board discussed the next step in the enforcement process, which would include an opportunity for the owners to present any relevant information to the Board before deciding on further action.

The Board discussed updating procedures relating to distribution of parking and beach passes to members to ensure that the provision of such passes can be used to ensure compliance with fines and assessments.

The Board reviewed the revised draft on the Policy for conducting closing Board meetings. It was moved and seconded to adopt the Policy and the motion carried.

The Board considered the proposed revised rules for Residential Trash and Recycling Enclosures. With clarifications relating to which elements of the policy take effect immediately for all properties, as opposed to the effective date of May 31 for non -grandfathered enclosures, it was moved and seconded to adopt the revised policy and the motion carried.

Ellen updated the Board on the policy for special events permits on the beach, and the service agreement with other beaches (Indian Beach and North Indian Beach). Both continue to be worked on.

OTHER:

Sharon advised the Board on the need to proceed with production of the member handbook and directory for the coming season.

Having no further business, the meeting adjourned at 12:22 pm.