



MBA BOARD MEETING  
February 21, 2015

The meeting was opened at 9:30AM at the WSFS Bank in Ocean View.

The following Board Members were present: Sharon Adams, Jeff Sella, Natasha Reatig, Ellen Throop, Jim Dempsey, Steve Larsen, and Dave Wiecking

Others Present: Bill Gay and Margie Cyr (Building Committee); David Taylor (Beach Committee) and Ginny Heier (RPM Property Management)

**PROPERTY MANAGER'S REPORT**

Ginny reported that the MBA has received a credit on our workers compensation bill for 2015. The prior costs were \$13,029 and the new charges are \$12,364. The overall lower costs are inclusive of a rate increase, but the increase was more than offset by a credit for our experience.

**PRESIDENTS REPORT**

The minutes from the MBA Board meetings of December 20<sup>th</sup> , 2014 and January 17<sup>th</sup> , 2015 were reviewed and approved.

The Board received an update on the new Covenant voting. Sufficient votes have been received from the membership to approve the Covenants based on votes cast and received by RPM. MBA legal counsel was validating votes and property records. Counsel will prepare the appropriate documents for the President to sign, and the Covenants will be effective on the filing of the documents in the County land title office.

The Board agreed that a notification would be sent to the MBA membership noting the passage of the covenants and providing a brief summary when they take effect.

The Board discussed the fact that the new Covenants require the preparation of new rules governing permissible hours and dates for construction, repair and maintenance work in the community. Bill Gay and Margie Cyr from the Building Committee discussed the status of the proposed new rules, and referenced their research on surrounding communities such as Bethany Beach and South Bethany. Bill and Margie polled the Board on a preliminary basis for reaction to possible approaches to the new rules. The Board discussed pro and cons on possible permissible days of the week and times for offseason construction, in-season work, and repairs and maintenance work by homeowners. Bill and Margie agreed to synthesize the preliminary thoughts discussed and provide a discussion draft at the March 7 Board meeting.

The Board discussed the need to maintain interim construction rules once the new Covenants take effect but before the above-referenced new rules are finalized. A motion was adopted to continue

with the current Covenants Section 12A construction rules until further action is taken by the Board on new rules.

The Board discussed updates to the smoking policy. Steve reviewed with the Board the past policies from 2013 and the modification made by the Board in 2014. The Board discussed options for 2015, including reverting to the 2013 policy, which prohibited smoking beyond 50 feet of the dune line, continuing the 2014 policy, which removed the restriction from 2013, and more and less restrictive options. The Board approved a modification to the 2013 policy, where smoking would be restricted to no more than 50 feet east of the dune line, but only during the hours of 10am-5pm.

#### **COMMERCIAL PROPERTY.**

It was reported that 3 out of the 4 quarterly payments had been received from McDonalds on the leased parking spaces. Final payment is pending. Because this invoice was recently sent the pending payment is not delinquent.

A motion was made to offer to Baxter Enterprises, the opportunity to renew for FY2016 at the same price as prior years. Motion passed.

#### **TREASURERS REPORT**

Jim reported we are on track for a budget surplus. The budget process for the next fiscal year is underway (fiscal year ends at the end of March).

Jim raised an expenditure issue on payroll taxes which are 50% higher (about \$6,000) than budget plans. The Chairman suggested that additional information from RPM on payroll expenditures was needed. Jim promised to check with Randy Brewster at RPM and get back to the Board in the next month with an analysis of payroll tax expenditures this year.

r research was need on reconciling \$2000 in FICA responsibility.

The Board discussed capturing certain expenses David Taylor had or would incur in the current budget, including purchases of a paddleboard, buoy, anchor and Kayak, as discussed at the prior Board meetings.

#### **SECURITY COMMITTEE**

The Security Committee agreed to hire Rick Sandlass to be Security Supervisor. Rick is an ex-Baltimore policeman who was Loss Prevention Manager at the White Marsh, MD Sears store after retiring from the force in 1988. He worked MBA Security in 2011. Ads have been run, and 17 applications have been received for the 6 security positions.

Sharon noted that the security staff will sign a new contract with end dates corresponding to the end of the season, clarifying the seasonal nature of the work. This will avoid the prospect of

unemployment claims being made at the close of the season when the security work ends. Lifeguards will sign such contracts as well.

The Board noted that it was important that those who conduct the interviews of the potential applicants are consistent in their questioning and ask appropriate questions in the interview.

#### **LEGAL COMMITTEE**

Ellen reported that the Beach Events Policy was being prepared, as was the contract with the Indian Head beaches. She also noted the proposed contract with Emerald was being reviewed, although the plowing had been done.

Ellen also reported that the owners of 3 Addy Road had been invited to the Board meeting on March 7 to provide an opportunity to respond to the concerns raised in the letter sent by the Board regarding the condition of the property.

#### **COMMUNITY FACILITIES**

On the Reserve Replacement Study, Dave reported that he had toured the community with Paul Till (of Hardin-Kight), who found the MBA roads to be generally in good shape. He noted the importance of maintaining good drainage to prolong their life. The Board discussed the possibility of widening Dune Road to allow 2 cars to pass, and it was noted that prior consideration had been given to widening Bridge Road on the ocean side for pedestrian safety purposes. Dave discussed how the widening/repaving process could be done in a phased approach.

Having no further business, the Board adjourned at 12:20pm.