



MBA BOARD MEETING
March 7, 2015

The meeting was convened at 9:30 AM at the South Coastal Public Library

Board members Present: Jeff Sella, Steve Larsen, Judy Bennett, Judy Myers, Natasha Reatig, Dave Wiecking,

Also present: Ginny Heier (RPM), Mary Byrd (Social Committee Chair), Bill Gay (Building Committee)

Property Managers Report

RPM reported that a dumpster had arrived at 34 Dune Road for new construction. It appeared to be on MBA property and RPM would contact the contractor about moving it.

President's Report

The Board reviewed a draft copy of the new directory. The Board discussed calendar dates corresponding to "off" and "on" season. The Board further discussed whether covenants should be included in the directory. Given that the new covenants had not been finalized yet, it was decided that if they were finalized before printing new covenants would be included, otherwise copies of the covenants would not be included in the directory.

The Board discussed combining the bylaws and covenants and plats in a separate publication from the directory and it was agreed this would be done.

Social Committee

The Board reviewed the draft beach pass design and content. Mary Byrd noted that the signage at the base of the footwashes should conform to the beach pass rules. A motion was made, seconded and approved to accept the proposed beach pass language and format.

Budget Committee

The Board discussed the status of the Budget, and the favorable position in which the year was expected to end. The Board discussed the assessment for the next year. The motion was made, seconded and approved to recommend that the community approve the base assessment at \$1700

The Board discussed establishing a reserve fund for legal expenses that could be incurred in order to undertake legal action if necessary to enforce the rules and covenants. There was a motion to establish the reserve at \$25,000 initially in the upcoming budget with the full funding to be determined in the future. A motion was made, seconded and approved that the legal reserve fund would be created and that the final amount of the funding would be determined by the Budget Committee when the final financial figures were available for the Fiscal Year. Bill noted that the draft proposed rules under the new covenants could be simpler to comply with since they are more aligned with the county and surrounding towns.

Security Committee:

Rick Sandlass has been hired as head of security. 26 applications for security guards were received and the initial screening had reduced the pool of candidates down to nine. Rick will be interviewing these candidates.

Building Committee:

Regarding the property at 3 Addy, the Board discussed the status of letters of violation sent via certified and regular mail in December, and the second letters sent via certified and regular mail sent February 28, notifying the property owner of the opportunity to appear at the March 7 meeting to address the issues raised in the letters. The Board noted that the property owners did not appear at this meeting to respond to the issues raised in the letters. The Board discussed the impact of the new covenants on further proceedings regarding 3 Addy and tabled further action for pending discussion with the Legal Committee.

Judy reported on violations at 20 Bridge Rd., which included working after hours and the lack of a permit before work commenced on pilings. It was further noted that there was damage to Bridge Road caused by the work. It was moved and approved that the \$200 in fines and \$250 for damage to the road be deducted from the security deposit.

The Board reviewed the next draft of the proposed new construction rules and regulations. Bill noted that these were more aligned with the County Code, which could ease enforcement to the extent that violation of MBA rules was also a County violation.

It was noted that there were clearer definitions of the types of work listed in the regulations, and the Committee had drawn verbiage and approaches from the applicable rules in the surrounding communities.

The Board then discussed clarifying a number of issues in the draft, including: adding verbiage to ensure that all tenants, renters, and lessee's are responsible for compliance; clarifying the definition of repair (to not include improvement); clarifying holidays and holiday weekends so that Easter weekend, Columbus Day, and Christmas weekend would be included as Holiday weekends.

The Board then discussed the issue of permits for various types of work. The Board also determined that it would expand the hours that homeowners could conduct maintenance and repair.

Bill agreed to take the suggestions from the Board discussion and develop a new draft for consideration

Community Facilities:

The Board discussed purchasing a rotating blade or broom for the community vehicle for small plowing jobs including maintaining the dune crossing ramps. Dave agreed to investigate.

Adjournment:

Having no further business the Board Adjourned at 12:18.