



MBA BOARD MEETING  
APRIL 18, 2015  
Minutes

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

Board Members present:

Dave Wiecking, Judy Myers, Natasha Reatig, Steve Larsen, Judy Bennett, Jeff Sella, Jim Dempsey, Sharon Adams

Others in attendance:

Ginny Heier (RPM), Jennifer Kazemzadeh (Beautification Committee), Mary Byrd (Social Committee), David Taylor (Beach Committee), Margie Cyr

President's Report:

Margie raised for Board discussion the idea of establishing a Little Free Library in Middlesex Beach. Little Free Libraries are free book exchanges located in small, covered, outdoor structures. Margie noted the idea had been discussed and supported by the Beautification Committee, and the Book Club. Margie advised that Chuck Taylor agreed to build it if approved. It was moved and approved by the Board to establish a Little Free Library. Although possible locations were discussed by the Board, it was decided that the Beautification Committee would establish the location for the Little Library.

The Board reviewed the proposed directory and calendar events to be distributed at the community meeting on May 2. Because the new Covenants have not yet received full approval by the members, the Board agreed that the existing Covenants should remain in the directory, and if new Covenants are approved they will be distributed to the members.

Ginny reported that there were 143 votes in favor of the new covenants, and an additional four votes were needed. The board discussed the property owners who had not yet cast ballots for or against the covenants and whether ballot votes could be obtained from these owners. Several board members agreed to attempt to contact specific owners.

Beautification Committee:

Jennifer presented Sposato's landscaping plan for MBA property including gateways, the median, and the block of Beach Plum between Addy and Bridge Roads. After considering and looking at options, the Board requested that the Beautification Committee cut it back to approximately \$12,000. The Board discussed the idea of having a list of plants that could be "sponsored" by MBA members and added to the landscaping.

RPM report:

Ginny reported that the dumpster would be available for the bulk items from 5/1-5/11. Bulk pick up would occur on May 11.

It was also reported that 2 dumpsters had been delivered at construction sites on Dune Road.

The Board discussed the status of background checks for security guard employees.

It was reported that some lot cleanup had occurred at 3 Addy Rd.

Building Committee:

The Board discussed appropriate action regarding 3 Addy Rd. It was moved, and approved to fine 3 Addy \$300 for covenant violations, as previously set forth in prior letters sent to the owners.

Beach Committee:

David noted that the kayak, beach grills and paddle board have been purchased. He indicated that recruitment was underway for the upcoming season, although it appeared that recruiting this year may be slower than in some prior seasons.

Security Committee:

The Board reviewed the proposal for updating the signage near the footwashes and at the Guard House that sets out the Beach rules and regulations. The Board also discussed the dates for “in” and “out” of season for the rules. Because the sign is intended for multiple years of use and the dates on the sign won’t change from year to year, the listed dates need to cover the yearly variation in Memorial and Labor Day weekends. After reviewing future calendars, it was decided that May 21 through September 21 would address this variation.

The Board discussed other aspects of the sign, including whether reference should be made to "MBA" or "MXB" and agreed that for sign should refer to the association as "MBA".

Dave noted a number of policy issues that would require attention by the Board at the next meeting. These included policies regarding proof for service dogs on the private beach, enforcement procedures for smoking violations, a request for a sign to be placed at the beach borders to the effect that “unattended items are subject to being confiscated” to address the issue of trespassers who habitually went in the ocean when they saw beach pass checkers approaching, and a possible policy addressing drone usage over MBA property.

Community Facilities:

The Board discussed the two large MBA signs at the entrance to the beach at Bridge Road off of Route 1. The Board discussed modifying the size of the sign on the south side to provide additional space for pedestrians.

Dave noted that foot washes should be in shape by the May 2 community meeting. Dave also noted that the highway fence along the property immediately north of the Bridge Road entrance to the Beach is in the process of being installed. He also reported that a skid loader was on site and would be used to remove loose sand on the ramps to the Beach and place new “packing sand”. It was noted that such activity was still covered under an existing DNREC permit.

The board adjourned at 12:40 PM.