



MBA BOARD MEETING Minutes
June 13, 2015

The meeting was convened at 9:40 AM at WSFS Bank

Board Members present:

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

Others in attendance: Ginny Heier (RPM), Dennis Branstad

The minutes from the May 2 board meeting were reviewed and approved. The Board also reviewed and approved the minutes from the Special meeting of the Board held May 23, 2015.

RPM Report:

Trash rebate letters went out in early June. Ginny reported that the orange tags that identify improperly prepared yard debris is working well. It was also reported that the property at 3 Addy is improved from prior conditions, but still in a challenging condition. Ginny also reported there were six open permits for construction. These were: 17 Bridge, 14 Bridge, 34 Dune, 25 Addy, 41 Dune, and 7 Short.

Ginny noted the foundation for 7 Short had been poured. It was also reported that the chimney height of 34 Dune, which was identified as being in violation of the Covenants, had been reduced to be in compliance. Finally it was reported that the new hours for building and construction authorized under the newly-passed covenants were posted in all construction sites.

Jeff indicated that a letter would be sent to the community advising them of the new covenants which were passed, filed and in effect.

The Board briefly discussed a new candidate for a security position who has not yet completed a background check.

Treasurers Report:

Jim reported that the financials were unremarkable. He also noted there was a carryover for snow removal expenses. It was also reported that the invoices for parking rental for McDonald's has been sent.

Building Committee:

Jeff suggested that the Committee should be reconvened to see if any modifications to building rules should be made in light of the passage of the new covenants, and the updated rules issued by the Board. To this end, Jeff asked for suggestions from Board members as to any suggested changes. Dave reviewed the revised chart showing permissible times for construction, including emergency repairs and tree removal. It was moved and approved to post this version.

Community Facilities:

Dave reported that ropes along the dune walkways would be installed. The parking lines on Dune Road had been repainted. It was also reported that drainage ditch work was completed. Drainage ditch modifications were made at 1 and 3 Addy, as well as 6, 8 and 10 Addy. Improvements were also made to drainage on Bridge and Bayberry as well.

The Board thanked Dave and Kent Rayburn for modifying the signage on the Bridge Road entrance from Route 1, and for the drainage work. The Board agreed that pavers should be placed at the foot of the south side signage at the corner of Dune and Route 1 to create a pedestrian pathway if time permitted.

Commercial Property Committee:

The Board discussed the status of the signage and sign repair for the Dollar General Store.

Natasha reported that she had discussion with the General Manager at Dollar General regarding roof repair and the removal of the Dollar General signage as part of the property repairs. The Board discussed the fact the signage was nonconforming under the new covenants, and whether the signage could be reinstalled. The board discussed the application of grandfathering rules to the sign. The Board also discussed the fact that repairs to the roof had been conducted on the prior Sunday in violation of building rules.

In summary it was agreed that there were three issues to be addressed for the property: non-approved/permitted work that occurred on a Sunday for roof work, the lack of a permit for/roof repair, and the potential sign violation. It was agreed Jeff would send a letter to the owner on these issues and follow up.

The Board discussed the need to coordinate between Commercial Property and Building Committees.

The Board next heard from Dennis Branstad regarding the operation of what is believed to be a commercial laundry at the property used by Resort Quest in the commercial district of Middlesex Beach. Mr. Branstad described the laundry and the noise the operation creates. He reported that the operations extend outside permitted hours and create a noise nuisance on his property. Mr. Branstad indicated that the roof had previously been reconfigured with pipes or vents which are pointed toward the residential areas, including his house, and additional industrial dryers inside the property that created the noise issue. The Board discussed next steps, and noted that the new covenants prohibit commercial laundries, establish hours of operations for all commercial activity, and prohibit nuisances. It was agreed a letter to the owner would be sent outlining these potential violations.

Beach Committee:

The Board discussed a request that a member of the Beach Patrol staff conduct yoga classes on the beach. The Board concluded that if an MBA member sponsored the class for other MBA members and/or guests, and invited the instructor to conduct the class, the classes could be held on the beach.

The Board next discussed concerns raised by Beach Patrol staff regarding the condition of the North Indian Beach. MBA has an agreement with North Indian Beach regarding the provision the scheduling and staffing of Patrols there. These concerns included a lack of litter clean up, including bottles, and that the conditions could possibly create risks for the Patrol at North Indian beach. The Board requested an update and more information from David and Justin to see if conditions had improved.

Nominating Committee:

Sharon discussed upcoming vacancies and whether candidates whose terms were expiring would run again. Jeff and Natasha both indicated they plan to run again. The terms of Judy Bennett, Judy Myers, Natalie Reatig and Jeff Sella will end this year. Jeff Sella and Judy Bennett indicated she would run again for another term. Judy Myers and Natalie Reatig indicated they would not run again.

Security Committee:

Steve Larsen raised a complaint regarding noise from 3 Addy. He stated that two and possibly three dogs had been left on a porch and barked continuously for over an hour. He called security but got VM, and went to the house. No one appeared to be home. The Board discussed the situation and agreed to issue a violation notice.

Having no further business, the Board adjourned the meeting at 12:15pm.