



**Middlesex Beach Community Meeting
MINUTES
September 5, 2015**

The meeting was called to order by the President, Jeff Sella at 10:00 a.m.

Board Members present: Jeff Sella, President; Ellen Throop, Vice President; Jim Dempsey; Treasurer: Sharon Adams, Judy Bennett, Natasha Reatig, Dave Wiecking

Minutes from the May 5 Community Meeting were approved.

President's Report—Jeff Sella:

Jeff introduced all members of the Board.

He then asked Mary Byrd, Chair of the Social Committee to discuss the Happy Hours. Mary thanked all the hosts of this year's Happy Hours and asked anyone who would like to host next year to contact her. Three more are scheduled in September, October and February. Dan Lyons volunteered his home for a possible additional one in December. Mary reminded members that commemorative benches can be purchased.

Jeff thanked the entire Board and the non-Board Committee Chairs, — David Taylor (Beach Patrol), Jennifer Kazemzadeh (Beautification) and Mary Byrd (Social). He also thanked Chuck Taylor for constructing the Little Free Library located on Beach Plum Road.

New covenants were effective May 20, 2015. Those covenants changed some of the rules, but most noticeably affected defining of construction rules. We are still getting feedback on some of those changes and the Building Committee will be refining those rules based on that feedback. Once changes are completed, they will be posted on the website. Residents can also email Jeff to get a copy. A new smoking policy was enacted this year.

Jeff asked all who had not voted for Board candidates to submit their ballot at this time. In addition to the candidates listed on the ballot, there were three write-in candidates. Two were present but declined to be considered.

Treasurer's Report—Jim Dempsey:

Jim reported that all assessments have been collected for last year and we have almost all for this year. Our half-year budget is right on target and the Special Funds (Capital Improvement and Beach) are in good shape. He reminded all that we reduced the assessment this year.

Beach—David Taylor:

David commented that we had more 1st and 2nd year guards this year than in the past. Those younger guards are showing great leadership potential and have performed well this season. Next year's recruitment looks good with retention and additions. There were 15 rescue pulls, 2 fish hook incidents, 1 significant spinal issue, and 1 knee dislocation incident. We did well in various beach competitions usually scoring in the top half even though other patrols are much larger. David encouraged residents to come and support our patrol at the Geoff Myers Middlesex Beach Lifesaving Invitational competition, usually held the 2nd Wednesday in August. Guards will be on duty this weekend and the next two weekends in September.

The Junior Guard Program run by Colin Crandell and Becca Trosch had 17 participants, ages 6-15. They met Tuesdays, Thursdays and Saturdays and helped with picnics and the MB competition.

Beautification—Jennifer Kazemzadeh:

A Beautification Committee meeting will be scheduled in October. Committee members should look for an email with time and place.

New Residents—Jeff Sella:

Jeff asked for any new residents to stand and introduce themselves; Emily Sparrow of 16 Addy Road was present.

Commercial—Jeff Sella:

Jeff, Natasha and Sharon met with Patrick Davis from Resort Quest to discuss noise from the commercial dryers. Resort Quest will make modifications to the positioning of the vents to attempt to alleviate the problem. Work should be completed next week.

New regulations in the Covenants that affect current businesses will be discussed this Fall with our legal counsel. Mike Murphy asked when this will be resolved. Legal counsel opinion was requested in July, will be reviewed by our Legal Committee, and then addressed by the new Board this Fall.

Jeff is still working with J.Burbage to resolve the trash issue behind Dollar General. D.Lyons commented that the seafood store also has trash that causes odors behind the store.

Building—Margie Cyr (for Judy Myers):

Margie introduced Alvin Ross as a new committee member and thanked Bill Gay for being a member last year. There were 18 building permits and 13 major projects this year. The Committee worked extensively on developing and refining building processes and regulations, remarking that it is always a challenge to balance peace in the community with the ability to maintain our homes. New emergency procedures were established, pre-construction meetings were held to review rules and regulations, and allowable days and hours were increased to achieve fast completion of projects. Feedback from those changes will be reviewed and adjusted as necessary. Changes will include (1) construction schedule required to alleviate lingering projects, (2) checklist for setback and height, (3) meeting with open projects on June 1 to discuss progress and plans, and (4) consideration of a ban on summer construction. Margie asked for feedback from community members.

D.Lyons asked that the committee consider grading and appearance of the lot before closing the project. M.Byrd asked that approval of trash enclosures be part of the closing. Enclosures are already required by current rules.

Security—Dave Wiecking:

The major problem this summer was to maintain the borders of our beach to ensure only MB owners and guests/renters with beach passes are on the beach. On busy weekends guards were stationed on the northern border from 10:00—2:00 to ensure compliance. One group with Sea Colony beach tags also had a MB beach pass. Do we need more regulations on exactly how passes are to be used? Should groups be required to have at least one person residing in the house to be with the group? Should we limit the number of people attached to a beach pass?

There were several car break-ins. Police were called. Should we install cameras? These issues will be discussed this year to prepare for next summer.

Community Facilities—Dave Wiecking:

Dave thanked Kent Rayburn and Joe Wolf for their assistance this year. Lots of work was completed this year on ditch and culvert realignment, but because the Covenants have removed ditch maintenance as a property owner responsibility and placed that on the MBA, a maintenance plan will be put in place to keep weeds, branches, etc. out of ditches. Much has been done but more must be scheduled.

New landscaping was planted along Beach Plum. A Little Free Library was installed—pavers and a bench will be added this Fall. The right hand entrance sign at Bridge Rd was redesigned to provide extra space and additional safety for walkers and bikers. The 2 signs are now very unbalanced, and will be examined this offseason. Route 1 fencing was completed. Bridge Road dune crossing was rebuilt as a ramp this past spring and a new taller flag pole installed. Sea Colony border had increased fencing. New fencing may be put at places at the base of the dunes on beach to catch more windblown sand. DNREC has proposed new beach construction regulations that would permit 6 foot dune crossings instead of current 4 foot. Addy Road dune crossing is in bad shape and will be rebuilt before Summer 2016, with specifics to depend on DNREC regulations. Daniel Kazemzadeh planted dune grass this year. A Boy Scout troop may volunteer to plant the grass next year.

Lifeguard chairs will be stored at the Foreman's house this year as in the past. Dave thanked them for providing this storage. Most of the chairs will be removed from the beach this week.

Community Survey—Dave Wiecking:

Dave has agreed to chair a committee to conduct a property owner survey this year and asked for volunteers to join the committee. When asked if the survey would be online he replied that there could be both online and hard copy—the last time such a survey was done it was eMailed first, and after a week followup was done by US Mail. We will try to do as much as we can electronically.

Community Comments:

A resident of Evergreen Road asked about a lack of security on Evergreen Road. Answer: Non street-legal vehicles were originally not allowed on the road. Problem has been resolved as long as yellow light is not flashing. Security will be trained on procedure.

Residents asked about providing a report to residents on incidents of break-ins or other crime in the community. Answer: We will look at ways to provide. Someone asked about a possible home invasion where police were called, but no record of the incident was available from either South Bethany or Delaware State Police and MB Security was not on duty at that hour.

Is power washing permissible in summer season? Answer: No definitive answer at this time. Does it have same impact as mowing, leaf blowing or other noisy maintenance activities?

Resident of 6 Bayberry asked about getting weeds out of the ditch. Other residents echoed that concern. Residents at the end of each street have larger problems. Residents asked for notification of progress. Dave will work with landscape contractor to create plan of maintenance.

In a discussion of beach passes and large groups, L. Billings suggested that groups on the beach that exceed a certain number be required to get a Special Event pass for that time period.

Margie Cyr talked about the MB Book Club that meets on the last Friday of the month at 5:00 on the beach at Bayberry. Bring your beach chair and beverage of choice. There are no assigned books to read but just informal discussions of various books.

Dan Lyons asked that residents contribute to the Bethany Beach Fire Department. Our assessment includes dues for the Ambulance Service but not for operation or capital funds for the Fire Department. He also encouraged visiting Fort Miles.

Board was thanked for resolving recycle problems.

Shirley Rooney asked about making a beach wheelchair available. Storage of the chair and liability issues makes ownership difficult. Rental services are available when needed.

Election Results:

The following candidates for a two-year term on the board were elected:

Judy Bennett

Margie Cyr

Tris Kruger

Jeff Sella

Leon Billings moved and Ellen Throop seconded that the meeting be adjourned.
All in favor. Meeting adjourned at 11:30

Respectfully submitted,

Sharon Adams