



Minutes
Middlesex Beach Association Board Meeting
October 17, 2015

Meeting was called to order at 10:00 a.m. Venue was changed to 25 Short Road since announced location was unavailable.

Board Members Present: Jeff Sella, Ellen Throop, Jim Dempsey, Tris Kruger, Sharon Adams, Dave Wiecking, Steve Larsen, Judy Bennett, Margie Cyr

Others: Mike Berner (prospective owner of Long & Foster building for the beginning of the meeting)

PRESIDENT'S REPORT—Jeff Sella

RPM Management Contract: Present contract expires December 31, 2015. Renewal contract submitted is a 2 year contract with a 2% increase in fees (\$44,500 last year to \$45,042). Specifics were relayed to Ellen for incorporation.

Dave Wiecking was praised for his work during the recent Nor'Easter —coordinating required restoration and assisting RPM in making sure that property owners with trees on their houses were informed.

Resort Quest has redirected the dryer exhaust vents to try to quiet noise. Dennis Branstad should be informed.

Jeff asked if MBA wants to consider retaining Bob Valihura (attorney for Sea Colony that several Board members met with in November 2014) to advise us solely on private beach issues. Sharon Adams will attempt to contact Bob Valihura.

TREASURER'S REPORT—Jim Dempsey

All property owners have paid assessment for this year. Removal of trees during and immediately after the Nor'Easter cost \$2250. David Taylor reported that bonuses still needed to be paid out of the Beach budget. Overall budget is on target for the year.

BUILDING—Margie Cyr

The following work is under review:

- 119 Evergreen — new (replacement) house permit under review
- 31 East Evergreen — vacant lot to be cleared for a new house
- 20 Dune has submitted deck plans

In the future, Veteran's Day will be considered a non-working holiday if it falls on a Friday, Saturday, Sunday or Monday. Mid-week (Tuesday, Wednesday, Thursday) will permit building.

Building permits: Tree work over \$10,000 will require a building permit. We are looking at the impact of interior work during summer hours. Pre-construction meeting to be held with those starting large projects. Interior work during the summer is an issue, mostly because of noise. Plastic sheeting is not "enclosed."

COMMERCIAL—Judy Bennett

Judy advised commercial properties on the new hours of operation and advised them that they must abide by the new hours. She also advised those whose trash enclosures are not sufficient that they must be improved.

COMMUNITY FACILITIES—Dave Wiecking

Dave stated that “our beach is awesome”. Gained sand in the dunes, but lost a bit on the beach itself. Dune fencing to be placed just east of dune rope line will be installed in the next few weeks. Plans for improved ditch maintenance are in progress. Most of the pine trees on Beach Plum have significant brown needles as a result of the Nor’easter. It remains to be seen if this is indicative of the trees being killed—generally it seems the needles are turning brown from the tip towards the branch, which is probably indicative of “salt burn”, not dead branches. Clark Tree scheduled to start community brush pickup on Monday, October 15; details are on the website.

LEGAL—Ellen Throop

Snow contract has not yet been signed—Ellen will revisit. The Beach Patrol contract with the Indian Beaches is in progress.

BEACH—David Taylor

David tried to renew the lease for the guard residence but the owner of the property is not ready to sign for next year at this time. He says he will rent to us next year at the same price.

SECURITY—Jeff Sella

Some residents have asked about off-season security. Consensus of opinion in the community is not to have it. Discussion of whether a camera at the Guard House pointing down Bridge Road would have a benefit. Board voted to look into what it would take to implement.

Board meeting was adjourned to go into Executive Session to discuss legal issues.

Respectively Submitted,
Tris Kruger, Secretary