



Minutes
Middlesex Beach Association Board Meeting
November 21, 2015

Meeting was called to order at 9:30 a.m., November 21, 2015 at the Bethany Fenwick Chamber of Commerce Building.

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

Others: Ginny Heier (RPM), Kathy Dryden (27 Errett, 20 and 22 Beach Plum)

Review of October 17 meeting minutes deferred until next meeting.

PROPERTY MANAGER'S REPORT—Ginny Heier

Chad Hickman sent a picture of an existing sign he wants to replace with an LED sign. He wanted to obtain advice (and preliminary approval) from the Board before he submits a final building permit for the replacement of the current sign. Consensus of the Board was that the concept was OK but final approval would not be granted until actual permit was submitted.

Jeff asked about the Community Privacy Notice—Ginny stated that the required notice had been posted in the newspaper in May. A question for RPM was if this was sufficient or does it need to be posted twice a year. Once a year is sufficient to meet requirements but Board requested it be done twice a year. Ginny will post second notice.

Bethel Mariner's Church (Central Avenue next to Royal Farms) has been reserved for the Community Meeting in May.

Ginny toured the community after Clark Tree's pickup of storm debris. Three properties put branches out on MBA property after the announced pickup date. Ginny notified all 3 property owners to either remove the debris themselves within one week or RPM would arrange for pickup and bill the owners. Two property owners removed the debris, one debris pile was in dispute on which property was responsible.

PRESIDENT'S REPORT—Jeff Sella

Jeff attended the DNREC meeting in Rehoboth Beach held to discuss draft DNREC regulations on beach construction. He talked to Gerald Hocker (legislator) and to Bob Valihura (Sea Colony attorney) about beach issues. Bob Valihura agreed to send him a copy of a Retainer Agreement for the Board to consider. Our interest would be to consult him on private beach issues.

Jeff asked about the upcoming Community Directory. Most information would be about the same with updates on members. Dave indicated that he would work on this since he has the templates and the necessary information. The only thing that may be needed would be a new picture for the cover.

TREASURER'S REPORT—Jim Dempsey by email

Jim was unable to attend so sent the following by email:

A. The budget items compared to expenditures are more or less on target.

The big concern is the \$5516 that we are over budget for Spring/Storm clean-up line item, which basically uses up the "Contingency Fund" line item. Dave gave us the background on this last month. It does tighten the budget but overall we have weathered this storm. If another hits us this FY, some budget adjustments will be required.

Security is \$1530 over budget for the year (\$43,280 exp. versus budget of \$41,750). This is a minor overrun given all the security challenges this year.

B. Statements from Columbia and Fulton Banks for our four accounts will now be mailed directly to the Treasurer to compare to the RPM books (checkbook) and the electronic bank statements that RPM uses. For now, Jim will check all bank reconciliations from RPM. The mailed statements will start with November and arrive during the first ten days of December.

BUILDING COMMITTEE—Margie Cyr

Building Committee has received multiple permit requests:

- 119 Evergreen—new house on previously cleared lot
- 15 Short—fence around patio
- 31 E. Evergreen—clear lot
- 19 Addy—replace shingles on roof
- 41 Dune—final inspection
- 17 Bridge—complete
- 34 Dune—final inspection

Draft building days and times has been updated with Veteran's Day rules. Setback issues with 31 Dune have been resolved.

Kathy Dryden (27 Errett) attended the meeting to question issues regarding the 6 foot solid fence constructed on her 27 Errett property. The solid fence running parallel to Beach Plum is permitted but fencing along other property sides must be 50% open on height above 4 feet. Original fence permit was submitted for 22 Beach Plum. Mrs. Dryden agreed to submit a plan to make the back fence compliant with regulations by December 23.

Different forms for building projects are being considered with some procedures automated.

COMMERCIAL—Judy Bennett

Judy has distributed notices about new hours of operation and will work with commercial owners to implement.

Mrs. Dryden reported that Dunkin Donuts will be moving out in March. She also commented on the competition to other owners by the produce market selling items other than produce. MBA cannot be responsible for regulation of competition as it is a free market. Perceived health issues should be addressed by the County.

COMMUNITY FACILITIES—Dave Wiecking

Eleven sections of snow fence have been added to enhance dunes; they are roughly perpendicular. Dave thanked Jeff Sella and Alex Sella for their assistance with the project, and also Alex for work clearing dune crossings.

Dave showed an example of a poster that announced future leaf cleanup to residents in his county in Maryland, and asked whether we should we design something to post temporarily to announce our cleanups? Despite the fact that we mail out this information to everyone in the spring, and post it on the website, there are always questions and people who want MBA to schedule a free separate pickup because they didn't know the specifics. Board agreed this would be a good idea in theory.

Maintenance of drainage ditches by DNREC parallel to Pine Road and continuing into South Bethany is scheduled-MBA has agreed to allow state workers to use Pine Rd to access, and will be kept informed of progress. Residents close to those ditches will be notified that people will be in that area working on them.

Other projects include redesigning the entrance sign area and getting contracts for ground maintenance and mowing since our Sposato contract ends this year. Dave talked to DNREC about building wood dune crossings, which are still required to be 3' above the existing dunes. Addy Rd dune crossing needs to be replaced, and a wood ramp would be quite steep to get up to this elevation, or stairs would be required to get down to the level of Dune Rd. and sand ramps are preferred.

LEGAL—Ellen Throop

Bob Aberbach offered to help with Indian Beach contract. Other contracts (snow plow and RPM) are in progress.

Ellen attended a Community Associations Institute seminar at which it was mentioned that associations be careful in their use of what "Security" services are offered. She recommended that we change the name of Security Committee and Security Guard due to the possibility of community members misinterpreting the function of these employees.

SECURITY—Jeff Sella

Meeting will be held in January to make plans for next year.

BEACH—Jeff Sella for David Taylor

Bonuses have been given to Beach Patrol.

SOCIAL—No report

BEAUTIFICATION—No report.

NEW BUSINESS:

Beach passes—we need to decide about having an upper limit on what the passes encompass, namely transferring of passes and upper limits on people per beach pass. Twenty-five per pass was suggested, with groups larger than that being required to fill out a Special Event Request in advance.

It was suggested that MB consider joining the Bethany Fenwick Chamber of Commerce since its conference room is available for meetings.

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

Next meeting: December 19, 2014, Bethany Fenwick Chamber of Commerce, 9:30 a.m.

Respectfully Submitted,
Tris Kruger, Secretary