



Middlesex Beach Association Board Meeting
Minutes-December 19, 2015

Meeting was called to order at 9:30 a.m., December 19, 2015 at the Bethany Fenwick Chamber of Commerce Building.

Board Members Present: Jeff Sella, Jim Dempsey, Tris Kruger, Steve Larsen, Judy Bennett, Margie Cyr, Dave Wiecking
Others: Ginny Heier (RPM)

Reviewed and corrected October 17 meeting minutes—Minutes accepted as amended. Reviewed November 21 draft minutes and accepted as amended.

PROPERTY MANAGER'S REPORT—Ginny Heier

Ginny reported that a second Community Privacy Notice has been posted in the newspaper as requested at the last Board meeting.

Ginny will review the RPM contract and the MB requested changes with Martha Wright on Monday, December 21. She will get back to Jeff, Ellen and Dave with the results of the meeting.

PRESIDENT'S REPORT—Jeff Sella

Jeff presented a proposed retainer agreement from Bob Valihura to act as a legal advisor to MBA for private beach issues. Contract was approved unanimously.

The Board intends to retain Right Property Management as property manager pending revisions to the proposed contract that are satisfactory to the Board. A motion to retain RPM pending this revised contract was made and passed unanimously.

TREASURER'S REPORT—Jim Dempsey

Randy Brewster has suggested that a new firm, Book Associates, CPA, be hired to do a compilation audit. Fees will be half of previous firm fees (\$3200) which will reduce our total cost to \$1600. Jim Dempsey moved that we hire Book Associates. Margie Cyr seconded. The motion was unanimously passed.

LEGAL COMMITTEE

Agreements with the Indian Beaches and Special Event Resolution are still being reviewed.

BUILDING COMMITTEE—Margie Cyr

28 Bridge Road – permit for front yard patio has been filed
27 Errett Road — fence issue have been resolved with the property owner reducing the height of the fence along the back line of the property to comply with Section 6.6 of the MBA covenants
31 East Evergreen Road — new house will be built

Hickman Real Estate requested to be allowed to erect an LED messages sign, and asked for guidance before having their sign contractor work up a full estimate. A change in LED text on a sign more than once every 24 hours would be considered a flashing sign and therefore prohibited (Section 5.2a of the covenants). A motion was made and passed to define “flashing” as an electronic sign that changes more than once every 24 hours.

The following types of building permits were suggested by the Building Committee:

Large — \$25,000 or more (accompanying permit fee and deposit)

Small — Less than \$25,000 (no permit fee or deposit, but possible review for setback issues)

Demolition — Removal of structures from the premises (accompanying fee and deposit)

Emergency Permits will be granted with a one-week duration

The Board approved the continuing efforts of the Building Committee

The following violations were noted:

41 Dune Road — \$100 fine. Two fines were noted; one for working at an improper time was imposed.

34 Dune Road — no Certificate of Occupancy had been submitted; therefore the fines were not addressed

COMMERCIAL—Judy Bennett

Judy noted that there the new owner of the Long and Foster building had replaced some of the trash bins inside their enclosure with recycling bins. More street lights would be beneficial along Route 1 to provide greater illumination to business entrances, but this is a DeIDOT issue. The continuing concerns with Dollar General trash enclosure have been resolved.

COMMUNITY FACILITIES—Dave Wiecking

The Sposato contract will not be renewed. Jennifer Kazemzadeh and Dave had met with local landscapers, and were pleased with the pricing and services offered by McCabe and Sons Enterprises. RPM works well with them in many communities..Dave recommended that a new landscaping contract with McCabe’s from Dagsboro be approved (\$14,850/year). Judy Bennett seconded. All approved.

The asphalt in front of 31 East Evergreen needs to be extended so that it meets with more of a proposed new driveway. Bridge Road on the beach side needs to be widened by a foot on each side to provide a safer space for pedestrians. Bridge Road work ideally should be done well before or after the season; E. Evergreen ideally shouldn’t be done until the new house is nearly completed.

SECURITY COMMITTEE — Jeff Sella

Various names to replace “Security Guard” were suggested. MBA Community Patrol was the most popular.

As a followup to earlier discussions to establish some limit on the use of MBA Beach passes, Jeff Sella moved and Dave Wiecking seconded that:

“The Board hereby resolves that beach passes are intended for the use of owners and their guests and tenants. Therefore each beach pass is limited to a group of 25 or less. If a group will exceed 25 then a Special Event Pass is required. In addition, a beach pass is for the exclusive use of property owners, their tenants and guests and is non-transferable.”

We are investigating using Coastal Printing (Lance Fargo), who in past years has printed our parking passes stickers and parking hang tags, to also print our beach passes.

All in favor.

NEW BUSINESS:

Four board positions will be expiring this year so those board members should think about renomination.

A Happy Hour is scheduled Saturday, February 13 at the home of Bill and Diane Gay, 113 Evergreen Road.

Next meeting: January 16, 2016, Bethany Fenwick Chamber of Commerce, 9:30 a.m.

Meeting adjourned at 11:30.

Respectfully Submitted,
Tris Kruger, Secretary