



**Board Meeting Minutes
January 19, 2023
6:30 PM**

Zoom Meeting

President Paul Bradley called the meeting to order at 6:30 PM

Board Members in Attendance: Paul Bradley, Margie Cyr, Kerry Hall, Jerry Kafka, Holly Fluty Dempsey, Ron Thomas, Don Deraska, Nora Alter, Bob Wood, Hope Wagner (CAS)

Community Members: Kate Mounteer, Nancy Glasgow, Peggy Taylor, Joe Woolman, Marty Shecter, Dave Wiecking, Toni Wood, Ellen Throop, Jane Certo

Paul moved and Bob seconded that recording of any type of the meeting except for the Board initiated Zoom recording is not allowed. All were in favor.

Paul moved and Don seconded approval of the December 17, Board meeting minutes. All were in favor.

Property Manager's Report: Hope Wagner (CAS) gave the Property Manager's Report. Republic missed several pick-ups and these were rescheduled. Republic has been requested to put all totes back into enclosures in the upright position. Advertising for staffing for Community Patrol for the season has been productive. Verizon has been requested to remove abandoned utility boxes. The deposit for the new Rt 1 median signs has been paid.

President's Report: Paul spoke about the Sussex County reassessment project. This reassessment is scheduled to be in effect by July 2024. South Bethany hired a consultant to study the effects of rising sea level and climate change in that community. The report recommends that South Bethany raise all its streets and canals at a cost of more than \$100 million. MBA needs to pay attention to this because the west end of MBA will be impacted by this water. Bethany recently had a meeting to discuss the importance of maintaining all ditches and swales.

Treasurer's Report: Invoices have been received for the Bayberry Road project and work on the Guard Shack. Next month will give us a better idea of where we are as we move towards the end of the fiscal year.

Committee Reports: Written reports were reviewed. The Social Committee has submitted a plan of action for the next year. Paul will distribute this to the Board. There were no further questions.

Unfinished Business:

- Snow removal: Proposals were received from Resort Landscaping, \$2650; Hall Landscaping \$3,000; Ruppert; Shore Home Improvements, \$2,200. Margie moves and Don seconds that MBA contract with Shore Home Improvements to provide snow plowing as needed once he submits proof of insurance and bonding. All were in favor.
- Trash Enclosures: As of January 18, 2023 there are fifty-three noncompliant trash enclosures. Ron suggested that homeowners who have responded that they are working to comply should be given until the end of May to complete to get this work completed. There are thirty-one property owners who have not responded in any way. Jerry stated that the rules have been published and there has been extended discussion about this. The decision was made to start enforcement. All property owners who are in violation need to be treated the same way. Margie stated the MBA covenants fining process provides time to cure violations. Nora believes people have had plenty of time. Don doesn't know why some people have not responded. He suggests that the enclosures on the beach walkways need to be looked at also. Ron said that the beach walkway enclosures were never discussed in the context of residential trash enclosures. Hope will send out the violation notices and Paul will set the hearing dates. The violation notices will include the fine structure.
- Guard Shack: The sewer connection to the Guard Shack is being disconnected. DNREC has approved. The permit is in the hands of the County Fire Marshall now and will go to the County once he has approved. Paul will continue to work this process.
- Pine Side Drainage: The Bayberry Road ditch project has been completed. This is a very important project which needs to be completed on all Pine Side roads.

New Business:

- Trash & Clean Up Committee: It was suggested that an Ad Hoc Committee be created to deal with trash on the ground around the community. Beach Plum is a mess. The commercial areas create a lot of debris. Ron and Holly asked for a working group to set up schedules for volunteers to pick up trash. Nora suggested putting trash cans at the intersections of every street on the Pine Side. Don asked who would empty these trash cans? Paul said it could potentially be added to the Republic contract. Who on the Board wishes to lead this effort? Kate Mounter suggested doing it street by street and she will recruit volunteers. Don said this could be a new concept for street captains. Nora, Margie, and Kerry support this concept. Kerry stated the biggest area of concern is concentrated on Beach Plum. Jerry says that it is a growing problem on Dune. Kerry volunteered to manage the trash on the Pine Side and Don and Bob will help with the Ocean Side.

- Photo Contest for the Directory Cover: The members of the Board will cast their votes. From these, the Top 10 will be shared with the community members. Each property will be asked to vote for its favorite photo.
- Budget Committee Presentation: Jerry gave an overview of the proposed budget. He stated that it was a collaborative effort with Marty Shecter and Steve Larsen. He thanks them for their work; and the Board members who are committee chairs who shared their wants and needs for the budget. He thanks CAS and Hope Wagner and Mary Grimm. This proposed budget continues last year's efforts and provides a multi-year snap-shot. Three factors impact each line item: inflation, evolving/remedial considerations, and new and developing expenses.

The projected assessment is \$3,726 which is a 20% + increase over last year's assessment. The Committee never lost sight of the need to keep the community under a \$1 million budget.

He reviewed these budget line items:

- Guard House, a big unknown
- General maintenance, working with less volunteers and more contractors
- Drainage
- Road maintenance
- Night security
- Beach Maintenance
- Equipment, another Polaris
- Landscaping, a multi-year plan
- Security camera

Jerry suggests a Reserve Study Committee for the next Reserve Study which is scheduled for 2024.

Bob asked about the different pools of money: operating, reserves. Shouldn't the Polaris be a capital expense? What is the philosophy about this? Is there a strategy? We need to be able to explain a more than 20% increase in the assessment.

Don asked about the income from Beach Activities. This is support for Indian and North Indian Beaches. He asked about the trash rebates for the commercial properties. These do not use Republic trash services, so they are entitled to request reimbursement for the value of this from their assessment. We need to find a way to look at the projected costs.

Margie asked about the Beach Maintenance. This has funded dune fencing which has not been done recently and isn't projected to be done. The resealing of Bridge Road was postponed in this current fiscal year. Will that be done in the new year? The cost to reseal Bridge and the Ocean Side streets is \$39,000. Why isn't this funded? She asked about the Bonus Pool funding

for Community Patrol staffing. She is concerned about a 20% increase in the assessment and believes some hard decisions need to be made.

Kerry talked to a second Polaris. We do have two now but the old one is structurally failing. Why is MBA budgeting for taxes. Isn't MBA a non-profit? Per Internal Revenue Code, MBA is a non-stock HOA, this makes our interest income taxable.

Holly said that people on fixed incomes need to be given the reality of the costs. She suggests a group to suggest ways for people to be able to pay the assessment. Paul would prefer this to be a community effort.

Kerry says we need to look at what can be done to reduce such an increase.

Jerry will reconvene the Budget Committee and the Board will meet again to discuss this.

Adjourn to Executive Session for discussion of: Paul moves and Ron seconds to adjourn to Executive Session for the discussion of:

- Executive Session Minutes of December 17, 2022
- Guard Shack
- Personnel

All were in favor.

Adjourn

The meeting was re-opened with no further business.

Paul moves and Ron seconds to adjourn. All were in favor.