



Board Meeting Minutes

June 17, 2023

10:00 AM

Zoom Meeting

President Paul Bradley called the meeting to order at 10:00 AM

Board Members in Attendance: Paul Bradley, Margie Cyr, Kerry Hall, Holly Fluty Dempsey, Ron Thomas, Don Deraska, Nora Alter, Bob Wood, Cathy McCallister (Solutions)

Community Members: Dee Holle, George Rayburn, Dave Wiecking, Jeff Sella, Joe Woolman, Chuck Taylor, Marty Shecter, Kate Mounteer, Howard Gruenspecht, Susan Hillebrecht, Terri Reilly, Scott Van Ness, Mark McCulloh

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

Meeting Minutes:

- Paul moved and Ron seconded approval of the May 30, 2023 Board meeting minutes. All were in favor.

Property Manager's Report:

Cathy McCallister (Solutions) provided a brief oral report to the Board.

- 25% of the annual assessment remains outstanding which is expected given due date of assessment is June 30, 2023
- Beach & Security staffing going well and first payroll issued for the season
- She and Holly met with Ruppert to walk thru community and discuss scope of work and expectations for landscape work
- Continuing to work with Republic Trash pickup regarding shortcomings of effort
- Accounts Receivable report illustrates those homeowners that have paid between June 1-15th since May 31st which is the cutoff for the May financial report

President's Report: No formal report provided. President's comments would be provided for each agenda item.

Treasurer's Report: No report provided due to absence of Treasurer from meeting.

Committee Reports: Written reports were provided with the following additional comments:

- Beach Patrol – Mark provided a brief recap of the report provided to the Board regarding the first few weeks of the summer. The team is fully staffed and managing the number of stands based on weather and crowds on the beach; confirmed with Cathy and Paul that workers comp insurance coverage is in effect for the guards while guarding each of the beaches (Middlesex, Indian & North Indian) as well as competitions. A concern was raised regarding the number of guards on stands just after a weather event and Mark responded by stating that he discussed the situation with the Captain of the patrol and agreed that going forward, the red flag will be up at times that the beach is closed.
- Community Facilities – Ron stated that he was finishing work on the installation of 50 feet of Mobi-mat on the Addy Road beach walkway.
- Community Patrol – Kerry stated that the team is down one staff member which is being recruited for currently. The employee beach pass procedures were in place and to date, no employee pass has been issued. With respect to the Guard Shack, he suggested that a formal punch list be created and maintained during the summer until such work can re-start after the summer season ends.
- Landscape – Holly stated that the contract with Ruppert Landscaping will end December 31, 2023; community input will be solicited for the new landscaping contract this coming fall. On the MBA property between Bayberry and Errett on Beach Dune, a wildflower mini meadow was planted and soil solarization started.

New Business:

- Deposit for 31 Bridge – project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.
- Deposit for 44 Dune - project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.

Adjourn meeting: Paul moves and Margie seconds to adjourn meeting.