



## **Board Minutes**

**July 27, 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, Holly Fluty Dempsey, Ron Thomas, Don Deraska, Bob Wood, Donna Hugues (Solutions)

**Community Members:** George Rayburn, Dave Wiecking, Joe Woolman, Chuck Taylor, Marty Shecter, Kate Mounteer, Nancy Glasgow, Virginia Liddle, Susan Hillebrecht, Ed Nemeroff, Mark Reilly, Amy Witcover

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.

### **Meeting Minutes:**

- Paul moved and Ron seconded approval of the June 17, 2023 Board meeting minutes. All were in favor.

### **Property Manager's Report:**

Donna Hugues (Solutions) provided a quick report. The team continues to engage with the community and feels that the summer is progressing smoothly. Key items highlighted include:

- They have continued to work closely with Holden (Lifeguards) and Dave (Community Patrol) on managing the bi-weekly payroll and distribution of paychecks.
- All vendor contracts for the year have been received by Solutions Property
- Median signs have not been installed as there has been some outstanding paperwork that needed to be completed before DelDot can grant permission for the installation. That seems to have taken place and we look to have the signs installed after the summer season.
- A question was raised regarding the pedestrian walkway sign at Bayberry Road and when that will become operational. Donna and Margie Cyr provided insight on the need for Delmarva Power to connect the sign for power before anything else can be done. The hope is that this will occur soon but there was no date provided.

**President's Report:** Paul provided a brief update to the community with reminders to the community that dogs are not permitted on the beach. Additionally, he commented on the number of Emergency Projects taking place in the community. He hoped that the community

understood that each of these requests are unique and that each request is reviewed and approved in good faith that such work is truly necessary. On a final note, he stated that upon Jerry Kafka's resignation, he had appointed Bob Wood as the new Treasurer of the Board.

**Treasurer's Report:** Comments held until Finance/Budget Committee update.

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

- Beach Patrol – Mark stated that operations were running smoothly. Shore break was becoming more prevalent on the beach and that training of new guards continues to be emphasized daily.
- Building – Margie stated that the first application for a Large Project was received for the upcoming construction period.
- Community Facilities – Ron stated that the split rail fence on Short Road separating Middlesex from Sea Colony had been removed by unknown people. Currently there is no plan to replace the fence as the signage to look for traffic remains at the sight.
- Community Patrol – Kerry stated that it has been relatively quiet. Two members of the team had resigned and ads had been placed in hopes of filling the vacancies. He mentioned that activity was greater on the southern border versus the northern border, likely the result of the beach replenishment efforts that have temporarily made the South Bethany Beach smaller.
- Landscape – Holly stated that Jeremy has been in Middlesex and evaluating the tree health in the community and is planning for new plantings this Fall.
- Social Committee – Kate expressed her gratitude to Linda and Terri for the extremely successful block party. She also shared with the community that the next happy hour is taking place on August 18<sup>th</sup> and Ron Thomas' and would include games such as billiards, ping pong, etc.
- Finance/Budget – Bob shared with the community how the 2023-24 Budget was created using the assessment from the prior year. In summary, each of the Committee Chairs (Lifeguard, Community Patrol, Landscape) and most administrative areas were provided their original budget request with reductions taking place in Drainage and the amount contributed to reserve accounts for the year to meet the prior year assessment of \$3,075 per household.

**Unfinished Business:**

- Trash Enclosures:
  - Margie provided an update stating that compliance had reached 100% of the community. She emphasized the need for future monitoring to ensure that the size of some enclosures was appropriate for trash being placed in the enclosure.

## **New Business:**

- Fall elections – Paul reminded the community of the timeline to be considered for serving on the Board and welcomed all those interested in serving on the Board.
- Request for tent on beach – Paul shared that a community member had inquired about gaining permission to use the beach in early Spring or Late Fall to have a wedding on the beach. Included in this inquiry was the permission to erect a 60’ wide event tent in front of his house on the beach. Given the size of the tent, it would likely be installed the day prior to the event and taken down the day after the event. While no decision was made on this matter, many questions were raised and noted which included questions such as:
  - “What dates are being requested?”
  - “How many people are expected for the wedding?”
  - “How will parking for the event be handled?”

Further discussion will take place at subsequent meetings on this topic.

- Construction Bond repayments:
  - Deposit for 2 Short – project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.
  - Deposit for 21 Short - project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.
  - Deposit for 7 Addy - project complete so owners are looking to have construction deposit returned. Approved unanimously by the Board.
- MBA Business Model:
  - Ron took time to share with the Board and community his thoughts on the historical nature of how Middlesex Beach has operated through volunteerism and how that business model is less likely to be feasible on a long-term basis. It is Ron’s belief that while some in the community are willing to volunteer and assist in maintaining the community, those individuals are relied upon too often and the amount of work is too much for us to rely on these few individuals.
  - Ron’s solution to this would be to create additional roles that would a Community Manager and a Facilities Manager that would be hired by the Board which would serve Middlesex on a full-time basis. These individuals would assume many of the roles/tasks currently carried out by community members (Board appointed and non-Board) such as those being provided by the Building and Community Facilities Committees. While this would cause an increase in dues to the community, this model would better ensure the timeliness and completeness of key maintenance

items throughout the community. Comments were voiced and questions were asked with some additional input from other community members regarding the topic. It was agreed that the topic would remain open and discussed at future meetings.

**Adjourn to Executive Session for discussion of:** Paul moves and Margie seconds to adjourn to Executive Session.