



Board Meeting Minutes

August 19, 2023

8:30 AM

Zoom Meeting

President Paul Bradley called the meeting to order at 8:30 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), Donna Hughes (Solutions)

Community Members: George Rayburn, Dave Wiecking, Joe Woolman, Chuck Taylor, Marty Shecter, Kate Mounteer, Susan Hillebrecht, Mark Reilly, Harriet Weiner, John McGill, Jeffy Kafka, Val Peizer, David Burgess, Abby Imus, Chris Powers, Jeremy Peizer, Mary Volmer, Gary Lubben, Rachel Forman, Rich Certo, Virginia Finley, Linda Uhas, Carolyn Aberbach, Greg Pichler

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 Bob seconded approval of the July 27, 2023 Board meeting minutes after one edit provided by Margie Cyr. All were in favor.

Property Manager's Report:

Cathy McCallister (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:

- Primary activity has been with the payroll process for the Lifeguards and Community Patrol teams. All is going well.
- Trash collection by Republic has been more in line with expectations with little to no issues reported for the month. Commented that the current contract expires at year-end and she would be working with the Board on developing and RFP to solicit bids for service beginning January 2024.

President's Report:

Paul provided a brief update to the community.

Treasurer's Report: Bob provided a brief update communicating that the financials for the month of July had been completed and were available on the community website. No financial issues to report at the current time. Given the full collection of assessments, the portion of the

assessments targeted for the Capital and Beach Reserve accounts will be transferred to the Morgan Stanley account before the end of August. On a final note, the compilation and tax return provided by the accountants have been received. The community owes just under three thousand in taxes from the investment income earned on reserve funds.

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

- Beach Patrol – Middlesex won the Middlesex competition which was heavily attended by community members and guests. This competition is one of the more difficult across the Delaware/Maryland beaches. Four of our guards qualified for Nationals and finished well. There was a backboard incident on the beach the previous day which was tended to by the guards in both an expedient and cautious manner before having the individual transported by Bethany EMTs.
- Building – Margie stated that there are 2 new large projects expected in addition to many projects that will be restarted once the Labor Day weekend passes.
- Community Facilities – nothing significant to report.
- Community Patrol – minor vandalism occurred on the beach this past week where two guard stands were damaged requiring some repair work. The team is slightly short staffed but a recent hire will aid in covering shifts and should serve as a good resource for next year.
- Landscape – nothing significant to report.
- Social Committee – Kate expressed her gratitude to Ron for the most recent Happy Hour event would include games such as billiards, ping pong, etc.

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:

MBA Dunes:

- The width of the dune system on Middlesex Beach is extremely robust per experts from DNREC and Aquatic Marine. Any additional efforts to improve upon the dune system should be directed toward increasing the height of the dunes. Additional recommendations that the community may want to consider would be to plant dune grass on the dunes to help solidify the sand of the dunes and/or install elevated/raised wooden walkways along the community walkways. Either of these recommendations would be considered by the Board at an appropriate time.

- A member of the community (Gary Lubben) was present and shared his desire to lower the newly installed dune fencing in front of his property as the fencing was creating an obstruction to the view of the ocean from his property. The Board did not opine on the matter and instead stated that its members should examine the fence before coming to a decision about this issue.

Fall elections:

- the 6 candidates running for the Board were introduced and given time to share with the community their interests and priorities should they be elected into one of the four open positions. The community then asked questions of the candidates which they each responded.

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