



**End of Summer Community Meeting Minutes
September 2, 2023
9:30 AM
Ocean View Presbyterian Church**

President Paul Bradley called the meeting to order at 9:40 AM

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

Paul welcomed the community and asked for new members of the community to introduce themselves followed by an introduction of current Board Members.

Meeting Minutes:

- May 6, 2023 Community Minutes unanimously approved.

Board Candidates: – Margie Cyr, Kate Munteer, Jeremy Peizer, Dave Wiecking (Nora Alter and George Rayburn were not present) had one more opportunity to share their views and objectives of serving on the Board. Upon conclusion of the candidate's brief comments, voting was concluded and the votes were counted by the Property Management Company and two independent members of Middlesex.

President's Report:

- Paul stated that he has enjoyed the past two years serving as President for the community. While challenging to please all constituents, he reminded the community that the Board's duty was to the entire community and not any single homeowner.
- Over the past two years, much has been accomplished with large ticket items including the new Guard Shack and furthering improvements on drainage issues on the pine side of Middlesex.
- Going forward, there remains work to be done. The current website needs refreshing and hopes that the new Board will prioritize this project along with further integrating the Property Management Company (Solutions) into appropriate roles that have historically been assumed by members of the community or Board.
- A recent survey was issued to the community regarding amending the Covenants to restrict any businesses from operating the sale of marijuana products. The initial response was overwhelmingly favorable in amending the Covenants.

Treasurer's Report: Bob provided a brief update to the community regarding the first 4 months

of the fiscal year (April – July). Each Committee Chair is managing their budgets responsibly and MBA is spending below budget thus far in the year. Reserve funds collected as part of the annual assessment have been transferred to the reserve accounts at Morgan Stanley and invested in CD's consistent with the investment policy approved by the Board. Should any community members want to see the monthly financial results or annual budget, they are posted on the Middlesex website for informational purposes.

Committee Reports: Written reports were provided to the community prior to the meeting and each Committee Chair spoke to the community to provide any new information since last meeting on August 19, 2023.

Vote on Elections:

- Upon completion of the election count, Paul announced that the following individuals were elected to the Board for a two-year term (September 2023 to August2025) and will join the Board effectively immediately. The Four individuals elected were: Margie Cyr, Kate Mounteer, George Rayburn and Dave Wiecking.

Meeting unanimously adjourned at 10:50 AM