

October 2024 Committee Reports

Middlesex Beach Association

Building Committee, Margie Cyr

The Building Committee used the 2012 Construction Monitor contract as a basis for developing a Scope of Work for the potential hiring of a Construction Monitor by MBA to assist the Committee with oversight of the various construction and other work projects going on in the community. This draft Scope of Work was sent to President Dave and Solutions Property Management for review. Dave spoke with an MBA employee to determine interest in assuming that work. Consideration of MBA's hiring of a construction monitor was placed on the September Board meeting's agenda. At that meeting, Solutions offered to take over the management of the work being done by a Construction Monitor as part of Solutions' weekly community drive-arounds and that this would be included as no extra cost to MBA but to fulfill part of their contractual obligations. The Building Committee is working with Cathy to determine if the level of oversight Solutions provides can reduce the oversight work that the Building Committee has previously covered.

There are currently eleven (11) active large projects. The Building Committee has been made aware that two (2) others can be expected. There are currently twenty-four (24) active small projects.

Complaints were received about noise caused by tree work being done on Saturday, October 12, 2024. On a site visit, it was observed that the contractor was doing stump grinding on a very large stump using a motorized saw/stump grinding machine. There is an active permit for tree work at this location. The contractor was advised that work on Saturday was not allowed until November. He stopped work. Because this was a second violation for the same project, the property owner was issued a formal violation for work on a day not allowed.

~ ~ ~

External Drainage, Margie Cyr

On September 26, 2024, Paul, Margie, and Dave met with Tyler Brown of DNREC for an update on the drainage situation along Kent Ave and the Assawoman Bay area. DNREC and DelDOT have a revised plan that is almost complete with a few modifications being considered. This finalized plan should be available within a few weeks. Tyler will send it to us for our review. The plan includes the installation of underground piping from the MBA side of Kent Ave running under Kent Ave and out to Assawoman Bay along Kent Ave with outflow south of the bridge by Bahamas Beach Cottages. Easements will need

to be agreed to by all the property owners along the route. The project is expected to cost around \$1 million.

~ ~ ~

Community Facilities, Don Deraska

General: I appreciate the help and feedback from the Community and welcome anyone interested in joining the Community Facilities Committee to contact me by e-mail (donderaska@gmail.com) or text (781-367-1271). Also appreciate the alerts from everyone about things that need to be addressed... "If you see something - say something" works for me!

Roads/signage: We need to decide about which roads to reseal (reviewing "alligating" of existing roads, etc.) and plan to repaint center lines along west side roads between Beach Plum Rd & Rt 1 (they are quite faded).

We have new signs to replace existing worn ones and will get these installed - including a new additional "no left turn" sign to install on the south end of Bridge Rd across from Dollar General.

Internal Drainage: It's clear that Chester River Landscaping has NOT been performing the swale maintenance that we requested/expected. We had asked for this to be done four times during the year (removing pine needles/leaves/organic matter, growing plants, rocks/sticks or any other debris), but at least the work crew that was here seemed to think they only needed to weed whack the street half of swales when I went out to speak with them last week. I'll ask Donna to address this by setting up a meeting with someone from Chester River here in MBA and I will plan to be there,

We need to decide about replacing culverts under driveways (most likely starting on Evergreen Rd) in a systematic manner.

Guard Shack area: Ken Griffin will be winterizing the plumbing in the Guard Shack and foot baths on 10/17. I will help him with this.

Beach Walkways/Dunes: Mobi mats were stored for the winter by Dave, Marty and I - we'll look into repairing our most worn mat(s) if possible and will probably be ordering some more with a plan to have the Bayberry crossing FULLY matted out next season and consider adding mats to the remaining crossings over time. Lifeguard chairs are also put away. Walkway signage with appropriate wording about no Lifeguards on duty is up.

Many thanks to Kate Munteer & Chris Kurtzman for helping Dave and I to start the process of "migrating" the Bridge Rd dune crossing a couple of feet to the north so that it sits more correctly on community property (apparently it seems to have drifted southward over time as posts & fencing was installed). We took down most of the posts and all the boards along the north side and installed roping to keep folks off the

dunes. We'll plan to let nature redistribute the sand, then finish this up and reinstall posts & boards there (in the proper position) in the Spring. Likewise, some of the posts along the southside were removed and will be reinstalled as the remaining posts are moved a bit northwards. We should plan to replace the flagpole which is currently jury rigged and hanging on by a literal thread!

Looking into how to fix the pavers in front of the Guard Shack — there's a couple of tripping hazards that developed with settling which needs to be attended to, but it's hard to do without taking up ALL the pavers and resetting them...a bit beyond my abilities! We may have to get help.

Fencing: We need to construct new gates (using the metal frames we have) and replace the existing gates (starting at the west end of Bridge Rd) and will plan to standardize all locks to the same punch set system when we do so. Replacing the post & chain @ the west end of Addy Rd leading to Pine Rd with a vehicle-width gate is also still in the "To Do" list as is reinstalling some split rail fencing that allows for golf carts to pass through on the opening between Short Rd and the Sea Colony overflow parking lot to our north.

~ ~ ~

Landscape, Barbara Friedman

- Ongoing review of Chester River Landscaping performance under 2024 lawn care contract
- Ongoing consideration of proposed contractual language and duties for 2025 lawn maintenance contract with Chester River
- Meeting with Coastal Plant Care arborist to determine how best to trim, shape and maintain the trees and large bushes along Community property; review of proposed agreement regarding the same and fertilization; consider moving toward pine bark mulch bed cover rather than pine needles for aesthetic appeal as well as better weed control and holding moisture
- Reviewing Chester River proposal for new plantings around and adjacent to all "Middlesex Beach" signage; an enthusiastic ad hoc committee lobbied to keep the older boxwoods that are behind the street signs, rather than removing and replacing them. It was agreed that the boxwoods would not be removed, but pruned for containment and shaping in early spring. We will keep an eye out for new growth, and if, after the 2025 growing season, they don't "come back," their viability will be reassessed.
- Clean up of the pollinator gardens along Beach Plum - most plants have been pruned down, but pruning of the milkweeds should optimally be done in late fall/early winter, so these will be cut down in late November. Also, community members should be aware that milkweed is toxic to pets (and humans) so care should be taken to not let pets walk and sniff around the milkweed garden

- Phragmite (invasive plants) removal from community property and culverts by spray pesticide is still on the table and can be done this fall, or we can cut them back and spray next spring. Will follow up on this

~ ~ ~

Beachside Parking, Dave Wiecking

Solange Israel-Mintz, Bob Aberbach, Cindy Keller, and the tag team of David and Virginia Liddle have volunteered to serve on this committee. There will be an organizational meeting at 1PM on Saturday 10/19/24 of those that are available.

Recent communications from the BBVFD have pointed out their difficulties negotiating some of MBA's beachside streets, and this will be considered. We will also attempt to address parking for bicycles. A community survey likely will be circulated to determine what types of vehicles are currently owned and operated by the membership.

In addition to the issues raised and posted on MBA's website since August, Bob has suggested the following topics for discussion:

Is it our objective to make MBA a golf cart community, as many places in Florida etc have done?

Do we know how many golf cart spaces we want for now? In the future?

Have we decided the best way to designate cart spaces? Lines? size lines? Pavers? Any thought to appearance overall?

Do we want to encourage golf cart ownership and usage? even for renting owners to have available for renters?

Can we charge different fees for car decals and cart decals? Have different numbers of each? What numbers? What fees?

How else can we encourage cart ownership and usage?

How do we enforce whatever it is we wind up recommending?

End