

AGENDA-MBA Board Meeting—November 16, 2024; 9:30 AM
[Nally Homes; 33222 Coastal Highway \(22 Beach Plum\)](#)
[ZOOM LINK](#)

(Agenda is subject to change to reflect issues that arise; items may not be considered in the below sequence)

Call to order; Motion re prohibition of meeting recording

Action item: Motion that no electronic or any type of recording (video and/or audio, etc.) of the Board meeting in any fashion is allowed except via Zoom initiated by the Board or its Property Manager.

Executive Session @ 9:10

Violation hearing

Approval of Minutes:

10/19/24 Board Meeting; 9/21/24 & 10/19/24 Exec Sessions

Presentation on Pickleball/sports court noise issues @ 9:45

Bob Unetich (background at: <https://middlesexbeach.org/SportsCourts/index.htm>)
Pickleball/outdoor activities; evenings/night; timing; lighting; equipment

General Community Comments

Comments regarding a listed Agenda item should be held until that point of the meeting

Property Manager's Report: SPM (Donna Hugues)

President's report: Dave Wiecking

Corporate Transparency Act – information to Paul (IRS filing deadline 12/31/24)

Treasurer's report: Bob Wood

Committee reports:

Budget/Finance/Audit – Bob Wood
(see attached 2025-26 Budget Process DRAFT)

Beach – Mark McCulloh

Landscaping – Barbara Friedman
(CRL contract signed for new plantings; in the ground by Thanksgiving; watering team standing by)

Community Facilities – Don Deraska

Commercial – Marty Shecter

Building – Margie Cyr

Community Patrol – Kerry Hall

Sand – Steve Larsen

Old Business:

Memorial Bench along Beach Plum-Norah Alter for her mother
Beachside Parking Issues

New Business:

Executive Session

Employee Issues
Bylaws Amendments

Next Meetings:

Board: tentative: 12/14/24, 1/11/25, 2/15/25, 3/15/25, 4/19/25, 5/17/25, 6/21/25, 7/19/25, 8/16/25
Community: 5/3/25, 8/30/25



2025-26 Budget Process - DRAFT

The MBA Budget/Finance Committee and Board are nearing the planning process for the upcoming year. The following outlines the DRAFT timeline and process that will be followed in the development of the 2025-26 Annual Budget:

Process:

- The Treasurer will develop a target budget to be used by the Budget/Finance Committee as a baseline.
- Each Committee Chair (Beach, Community Facilities, Community Patrol/Security and Landscape) will develop their projected spending for the coming year and submit that budget to the Committee for inclusion into a DRAFT Budget.
- The Budget/Finance Committee will discuss the submitted budgets with Committee Chairs and determine if adjustments are appropriate before including in the DRAFT Budget.
- The Draft Budget will be reviewed with the MBA Board and updated, as needed, based on Board Member input. After gaining input from all Board Members, the DRAFT Budget will be shared with the MBA community members to obtain any input/concerns prior to an MBA Board vote on the DRAFT Budget.

Timeline:

- December 2024 – this meeting will be a status update to the Board informing them of any known issues or concerns. It will also include a consolidated target budget developed by the Treasurer as a baseline for comparison with future passes of the budget. Discussion with Committee Chairs and the Board will take place as needed.
- January 2025 – this meeting will be the first review of the consolidated budget based on input provided to the Budget Committee from each of the Committee Chairs. This meeting will be a walkthrough and discussion with the Board to gain their thoughts and input to the DRAFT Budget. This input will then be used to update the DRAFT Budget.

Upon conclusion of incorporating revisions to the DRAFT Budget from the first review, the DRAFT Budget will be posted to the MBA website for the community to view and prepare for the February meeting.

- February 2025 – this meeting will be the second pass of the consolidated budget and will have all input from prior meetings incorporated into the DRAFT meeting. This is the meeting where community involvement/input will be gained for consideration into the development of a FINAL Budget to be voted on by the Board.
- March 2025 – this meeting will be the FINAL review of the consolidated budget when the Board will make a vote on the proposed Budget.