

COMMITTEE REPORTS – MARCH 2025

Building Committee, Margie Cyr

- In the draft proposed “Rules & Regulations for Construction ...” there is a new recommended provision establishing a time limit of fifteen (15) months for a valid permit with an option to extend the permit for an additional six (6) months with a permit fee of \$250 for the renewal. This recommendation was made by the Building Committee to establish time limits for completion of projects and an incentive to get them done in a timely manner. The Board did not support the recommended incentive fee. After hearing concerns at the February Board meeting that elimination of the fee would turn the renewal process into a paper exercise requiring more work on the part of the Building Committee, the Building Committee shares this concern and has no interest in additional work that does not, in some way, benefit MBA. Should the Board confirm its intention to eliminate this proposed fee, the Building Committee will ask that this proposed addition to the Rules & Regulations be removed from our recommendations and struck from the draft.
- In considering whether or not the current eleven (plus Thanksgiving weekend) holidays on which work is not allowed in MBA might be preventing contactors from finishing projects in a timely manner, we wanted to test our assumptions that contractors are not making use of and working all the allowable days they could be regardless of the holidays on which they cannot. Using hard data provided by MBA’s construction monitor for the period of October 9, 2024 through February 13, 2025, we tested our assumption that one contractor was not fully taking advantage of the allowed days and times for work in MBA. During this time frame, the contractor had three (3) large projects in progress. During the testing period, there were four (4) Saturdays that could be worked, and none were. During this period, project #1 was worked 21% of the allowable time; project #2 was worked 33% of the allowable time, and project #3 was worked 17% of the allowable time. On most days when there was no work, there was no work on any of the three sites. It does not appear that the holidays factor into the number of days the contractor is allowed to work but does not do so. Holidays do not appear to create a situation where a project cannot be completed in a timely manner.
- There are currently 26 Small Projects and 14 Large Projects active in the community.

Community Facilities, Don Deraska

- Dave Wiecking and I have been looking into ordering a gate to replace the chain at the west end of Addy Road. We should be able to do that for \$200-300.
- A flyer was prepared showing how multiple golf carts could share an existing parking space. A few spots on the Oceanside for such carts have been identified, and will be marked with a

stencil of a golf cart parking. Clarifying signage for parking of various vehicle types parking is under consideration.

- Lyndon Hitchens will be meeting with Dave (and Margie?) next Tuesday to discuss replacing several culverts on both sides of Errett Rd. In the past, most driveway culverts were replaced at the downhill end of both sides of the street, but some are collapsing and in need of replacement. There is a stretch that has virtually no swale, so one will be dug. The aim is to do this work in the spring, then tackle the much more complicated Evergreen Rd ditch in the fall.
- List/dimensions/spacing of existing pineside speed humps has been compiled and is posted on the Community Facilities portion of our website.

Landscape, Barbara Friedman

- The final version of the contract with Chester River Landscaping for the Community Property turf and landscaping maintenance has been signed by MBA.
- In lieu of using chemical pesticides to kill weeds on Community Property, Chester River will use a combination of vinegar and soap sprayed on weeds as well as hand pulling of larger weeds. Residents should note that the vinegar/soap solution does kill off green growth but does not affect the weeds' roots, so the weeds will regrow, requiring repeat applications of the solution. Members of the Community Facilities team who are already watering Community plantings will supplement the solution application as needed
- We are working with Solutions Property Management to engage a company licensed to treat and eliminate the invasive phragmites that are flourishing and in some cases overtaking the Pine Side, mostly on Addy between 5 and 11 Addy, and at the west end of Short Rd, and to a lesser degree on Bayberry between 12 and 16 Bayberry and between 6 and 8 Errett. The only effective treatment to eliminate phragmites is a combination of physically cutting down the stalks in the springtime and then in early fall, spraying the new growth with a chemical pesticide. While the Board is hesitant to use chemical pesticides, we recognize there are no other known effective treatments to eliminate the invasive phragmites. Dave met with one contractor this week, and has another meeting for on Friday.

Sand Committee, Steve Larsen

We received from Gahagan & Bryant Associates (GBA) an updated proposal to serve as the consultant to MBA for the purpose of obtaining the necessary permits from DNREC and the Army Corp to allow us to participate in future beach replenishment projects should the need arise. Currently our beach is in good shape, and this would only likely be needed in the case of a severe and "direct hit" type of scenario. We could not participate in such a project without these permits, and would be challenged to rebuild the beach without the permit should we suffer a loss of the beach/dune.

GBA is currently assisting Sea Colony for the same purpose, and we understand that Sea Colony is likely to receive the necessary permits in the near future, although all final permits have not been issued yet.

We previously engaged GBA for the same task, but abandoned the process after learning DNREC would impose unacceptable conditions if the permit were approved. We understand these types of conditions (such as MBA having to identify a new borrow area, and the risk our beach could be subject to public use if public sand is used) would not be included in the current permitting environment, but we would need confirmation on this, which we have asked GBA. We have also asked GBA for an estimate on what the overall cost to MBA might be for a replenishment project, with whatever assumption need to be made.

We sent back to GBA a series of specific questions about the proposal, with the primary goal being to ensure GBA utilized any prior work done for MBA, as well as whatever applicable work done on the current Sea Colony permit be used for our application as well.

The cost for the GBA work is quoted as \$47,408.

When plan to have a conference call/Zoom with GBA after they have reviewed our questions, after which we would plan to come back to the Board with a recommendation on whether to proceed with engaging GBA for this work.