



**DRAFT End of Summer Season
COMMUNITY MEETING MINUTES
Ocean View Presbyterian Church
August 31, 2024**

President Dave Wiecking called the meeting to order at 9:30 a.m.

Board Members Present: Dave Wiecking, Margie Cyr, Kate Munteer, Don Deraska, Holly Fluty Dempsey, Kerry Hall, George Rayburn, and Cathy McCallister, Solutions Property Management (SPM). **Not Present:** Bob Wood, Paul Bradley

Recognition of Outgoing Board Members: President Wiecking presented gift cards to two outgoing board members, Holly Fluty Dempsey and Don Deraska, and thanked them for their service.

Property Manager's Report: Cathy McCallister reported on the many services provided by Solutions Property Management. (See report.)

Meeting Minutes: Neri Cohen moved and John Wiecking seconded approval of the May 4, 2024 Community Meeting minutes. All were in favor.

President's Report: Dave Wiecking reported.

- The Covenants Amendment to prohibit marijuana-related businesses has passed with more than 60% of members voting in favor. This has been filed with the county.
- Revisions to our Bylaws are being considered. These include timing of document distribution, methods of providing notifications of meetings, number of standing committee members required/permitted, changing the name of the Security Committee, and other items. The Bylaws were last updated in 2009. The community will be informed.
- A reminder that dogs must always be on leash.
- Projects to be tackled in the upcoming offseason include: finish fencing along Coastal Highway and where needed along Kent Avenue; replacing gate locks at west end with push button locks; drainage work along Evergreen; installation of more Mobi-mats; plantings and landscape work; consideration of beachside parking guidelines for golf carts, low speed vehicles (LSVs), bicycles and cars; speed humps; seal coating of roads.

Treasurer's Report: Dave Wiecking reported for Bob Wood that all assessments have been collected; there have been no financial surprises.

Committee Reports: Please see the written reports that were submitted prior to the meeting.

Building: Margie Cyr thanked committee members Alvin Ross, Mark Reilly, and John Eckrich. There will be a very busy building season ahead. Most complaints received by the

committee are about contractors working outside permitted hours. Owners are reminded that they are responsible for contractor compliance. Please reach out to the Building Committee for help and guidance for any building projects.

Community Facilities: Don Deraska will be leaving the Board, but is willing to continue as chair of the Community Facilities Committee (CFC). The CFC is responsible for roads, dunes, swales, culverts, signage, fencing, guard shack, and more. Don has been impressed by the level of volunteer effort in the community, and has a group of volunteers that he contacts when help is needed. Contact Don if you'd like to be added to this group. He hopes to be able to post jobs to the website in the future.

Landscaping: Holly Fluty Dempsey noted that she found 8 monarch caterpillars on the milkweed in the pollinator garden. Although these plants may not look great, they are doing their job. She thanked all who completed the landscape survey which identified the four top areas of importance for community members: the Bridge Rd entrance to the oceanside, the Rt. 1 median strips, the Pine Side road entrances, and the planted areas along Beach Plum, which need considerable work in the coming year. Going forward, Holly advised on four areas for concern:

- Deer overpopulation: these destroy the understory and spread Lyme disease.
- Delmarva Power Substation: great disappointment that they will not maintain their property along our roads, despite our best efforts
- Spraying: does not control adult mosquitos; better to dump water from pots, etc.; let neighbors know if spraying is happening. These are toxic pesticides.
- Electric bug lights: these kill moths, which are nocturnal butterflies and also important for pollination.

Holly is leaving our Board to take a position on the Delaware Botanic Gardens Board. She thanked the TWIG members, especially Ed and Carol Szkudlapski, and other volunteers.

Social: Kate Mounter thanked this season's Happy Hour hosts: David Burgess, John and Wendy Thiede, Cory and Kevin Clarke, and Jeff and Mickie Rivest. She announced two more Happy Hours: Sept. 7 hosted by Ed and Mary Beth Hendrick, and October 5 hosted by Tim and Patti Sheffey. She reported on the 65 Summers events happening this weekend, and she thanked her fantastic committee members: Jane Certo, Ilene Cohen, Nancy Glasgow, Mary Beth Hendrick, Kathy Lyons, Val Peizer, Linda Uhas and Toni Wood.

Community Patrol (CP) / Security: Kerry Hall noted that the CP is tasked with protecting our most valuable asset, our private beach. Gary Graff has been a great supervisor for the staff. Staffing has been stable, and the night shift has been working well. See his written report. The CP staff asks community members to

- Be mindful of the stop signs, especially at the Dune & Bridge Roads intersection. There have been a number of close calls here.
- If one day you forget your beach pass, just apologize and give the CP your address. You don't need to explain how long you've been an owner in MXB.

Beach Patrol: Mark McCulloh provided a written report. Three of our lifeguards went to Nationals, where a combined Sussex County team won first place. Our team tied for first in the Geoff Myers Invitational. Middlesex Lifeguard Declan Burke was awarded the prestigious Ben Carlson Foundation college scholarship.

Sand: Steve Larsen chairs this committee which is exploring getting the necessary permits in place in case beach replenishment becomes necessary.

Commercial: Marty Shecter reminds us to support the businesses in our community.

Nominating/Election: Solutions Property Management collected final ballots, and reported the election results: Bob Wood – 102 votes; Kerry Hall – 101 votes; Barbara Friedman – 98 votes; Alan Lescht – 93 votes; Steve Larsen – 1 vote.

Adjournment: Chuck Taylor moved, Richard Certo seconded that the meeting be adjourned. There being no objection, the meeting was adjourned at 10:30 a.m.

Kate Munteer, Board Secretary