



## BOARD MEETING MINUTES

May 15, 2025

Online Via Zoom

**Call to Order:** President Dave Wiecking called the meeting to order at 7:01 p.m.

**Board Members Present:** Dave Wiecking, Margie Cyr, Kate Munteer, Paul Bradley, Barbara Friedman, Steve Larsen, Alan Lescht. Also, Cathy McCallister and Donna Hugues, Solutions Property Management (SPM). Not Present: George Rayburn, Bob Wood

**Motion re: Recording Meeting** Kate Munteer moved that recording of any type of the meeting except for the Zoom recording initiated by the Board or its property manager is not allowed. The motion was seconded. All were in favor.

**Meeting Minutes:** Barbara Friedman moved approval of the April 19, 2025 Board Meeting minutes. The motion was seconded. All were in favor. Paul Bradley moved approval of the May 3, 2025 Board Meeting. Motion seconded. All in favor.

**Community Comments:** Howard Gruenspecht asked the Board to suspend proposed work on improving drainage swales on Errett Road that drain into the ditch along Kent Avenue, which abuts the west boundary of his property at 1 Errett Road. He believes this work will only exacerbate the amount of water that already stands on his lot after a storm. His yard is 2.3 feet lower than Kent Avenue, which serves as a dam along the west end of his property. After much discussion, the decision was made to replace the culvert in a different location at 25 Errett (new house build) and replace the collapsing culvert at 8 Errett, while pausing any other swale work at this time while continuing to evaluate the situation. Paul Bradley recommends we hire an expert to advise us; several are under consideration.

**Property Manager's Report:** Cathy McCallister (Solutions Property Management)

- Supervisor Gary Graff has the offer letters for Community Patrol staff. These include the anti-discrimination policy recommended by Alan Lescht. Alan reiterated the need for this policy to be presented to staff in person, with the meeting date and attendance recorded, and a signed acknowledgement of receipt by each staff member kept for seven years.
- Cathy is waiting for information from Holden on two new employees. The same policy applies to Beach Patrol staff as applies to Community Patrol.

**President's Report:** Dave Wiecking reported that a new phone for the Community Patrol has been received, and new gate locks have been shipped.

**Treasurer's Report:** Please see Bob Wood's written report that is posted on the website for the period ended April 30, 2025.

**Committee Reports:**

**Landscaping:** Barbara Friedman. See written report

**Community Facilities:** No report

**Community Patrol (CP) / Security:** Marty Shecter reported that the Community Patrol is fully staffed, and he will work with Gary Graff to be sure the anti-discrimination (EEO) policy is presented properly.

**Beach:** Dave Wiecking reported that our DNREC permit for installing Mobi-mats has a two-year validity, and is still valid. We have received a permit to temporarily put MBP storage boxes on the beach, and for replacement handrail on the Bridge Road dune crossing. Eastern Shore Fence and Patio will do this work. Mobi-mats, including new sections, were installed on the Bayberry Road dune crossing.

**Commercial:** Marty Shecter. Fencing behind commercial properties will be discussed under new business.

**Sand:** Steve Larsen reported that GBA hopes to be on the Agenda for the next joint permitting meeting of the Army Corps of Engineers (USACE) and DNREC to be held in June, to present our plan to apply for beach replenishment permits. GBA is seeking copies of our DNREC and Army Corps permits and other documentation from our 2007 replenishment; Dave will work with Steve to provide these, and in particular remembered seeking the invoice for the 50,000 cubic yards of sand we purchased in 2007. GBA needs the expiration dates for our four beach-related permits, three of which have expired. Our 2-year beach scraping permit, which allows moving sand from the beach onto the dunes, expires in the fall of 2025.

**Budget/Finance Committee:** No Report

**Nominating:** Paul Bradley. Nothing to report. He hopes folks will step forward to volunteer to run for Board positions. (Election: August 30, 2025.)

**Building:** Margie Cyr reported that notice has been received from 52 Dune Road that their project is near completion, and they've asked for an inspection.

## UNFINISHED BUSINESS

**Sound Meter:** Paul Bradley will circulate something to the Board.

**Memorial Bench:** Margie Cyr will investigate the purchase of a Memorial Bench for Kerry Hall from Barco Products.

## NEW BUSINESS

**Commercial Fencing:** After a lengthy discussion, it was decided that Dave Wiecking will get a cost proposal to install new fencing approximately 6 inches west of the eastern border of Beach Plum road property and replace the existing fencing located basically right on the actual property line in the blocks from Addy to Bridge, and Bridge to Errett. He will also attempt to locate the existing property corner markers in these two blocks. After these proposals are received, we will decide if the Association should take on the responsibility to install and maintain this new fencing. The majority seemed to be in favor of this measure. Discussion revolved around asking the commercial properties to share the cost of new fencing, advising the commercial properties that according to the Covenants the fencing is their responsibility, our desire to control the aesthetics of new

fencing, installing the new fencing on Association-owned property rather than private property, and whether or not we need surveying done.

The Board moved into Executive Session at 8:36 p.m., and returned at 8:39 p.m.

**Paul Bradley moved that the meeting be adjourned at 8:39 p.m.** The motion was seconded. All in favor.

Kate Munteer, Board Secretary

*Approved June 21, 2025*

**Executive Session topics discussed:** Employee compensation

**Upcoming Meetings:**

Board: 6/21/25, 7/19/25, 8/16/25

Community: 8/30/25

*Landscaping Committee Report follows.*

## **COMMITTEE REPORT**

**Landscape Committee May 2025 Report,** Barbara Friedman

With many thanks to Chuck Taylor and Marty Shecter, the Japanese Hollies behind the Middlesex signs on the Pine Side have all been pruned and shaped nicely. All of the Pine side hollies by the Middlesex signage have been fertilized. We now wait to see if, after the growing season, the plants have developed substantial new growth in order to determine if these fairly old plants will grow back and thrive.

Swale maintenance will occur soon on Errett Road, which will also entail cutting down trees and bushes that are growing in the swales. If trees are growing in the affected swales, there is an orange marking on those trees to indicate that the trees will be removed. *[Note: This work was paused by the Board at the May 15 meeting.]*

The pollinator gardens along Beach Plum Road have been greening up and showing a lot of color. Earlier this month, we met with a consultant from Inland Bays Garden Center who provided suggestions and advice for maintaining a healthy pollinator garden. One particular issue is the bamboo along Beach Plum near Bayberry, which is insidiously spreading notwithstanding efforts to contain the spread. We will remain vigilant in efforts to keep the stalks from invading the pollinator garden. Christina and JoAnn have been hard at work in these efforts.

The effort is ongoing to provide the Fire Department unfettered access to all the Middlesex roads and homes, and in particular, to the Ocean Side area on E. Short that abuts Sea Colony,

where the BBVFC has already notified us that their access to the houses on Short is impaired. To that end, the trees along the Sea Colony fence line have been trimmed back substantially. The appearance is not great, and we plan, once BBVFC has given us the go-ahead, to plant something else along that fence line to obscure, to the extent possible, the Sea Colony parking garage.

We are exploring the possibility of using pine bark mulch along Beach Plum Road, and are awaiting an estimate from our landscaper. Pine bark mulch is more expensive than the pine needles that historically have been used, but it contains moisture and weeds better than the pine needles, and, to some, it is more attractive. No decision has been made as of the date of this report.

Property owners should be aware that vines growing on trees in the community are choking off the trees, which will in the long run impair the trees' viability. Residents are encouraged to take efforts to kill off the invasive vines to preserve the trees.

In our continuing efforts to improve the appearance of Beach Plum Road, and as well, to make it safer for pedestrians, cyclists, pets, and cars, we have cut back and cleared out (thanks, Dave Wiecking and Chris Kurtzman) some of the overgrown trees and shrubs that have sprung up on Community property. The mostly-volunteer plants and trees had become straggly and obscured views of the intersections, especially near both Evergreen and Errett Roads. As an interim solution we plan to sow ground cover seed, most probably, buckwheat, and plan for more permanent plantings in the fall.

~ END ~