

Middlesex Beach Association (MBA)
Video Security Principles and Policies (Amended 2026)

1. The purpose of the MBA video security system ("system") is to view and record events that:
 - a. could pose a liability for MBA or its owners;
 - b. present a risk of, or serve to establish responsibility for personal injury, death or property loss or damage;
 - c. constitute criminal acts or misbehavior;
 - d. may constitute reported violations of MBA Restrictive Covenants or Rules, such as traffic rules;
 - e. or further the goals of legitimate facilities management.
2. Only MBA staff and certain officers and committee members authorized by the MBA Board will have access to the system.
3. The system will allow authorized users to view live and recorded videos.
4. The system will generally NOT be monitored live. It will be used to review past events.
5. Persons using MBA facilities have no claim to or expectation of privacy while using MBA facilities or while in adjacent public areas. Signs that video security is in use will be posted in such locations and in such number as the MBA Board determines will provide community members with reasonable and adequate notice that video security is in use. At a minimum, signs will be posted at the Guard Shack and on Bridge Rd entrance signs.
6. The system will not be used for any purpose other than those set out in Paragraph 1 above. For example, the system will not be used to watch persons or facilities for any illicit purpose, for abuse or merely for curiosity or enjoyment.
7. Anyone using the system for an unauthorized or illicit purpose will be denied video access, and further enforcement action (including, but not limited to, possible referral to the police) will be taken as appropriate.
8. The MBA Board may designate one or more individuals to oversee and manage the operation of the System, subject to and in compliance with these Principles and Procedures.
9. An MBA installed beachcam or similar livestreaming video available to members of MBA for general viewing that is not recorded is not considered part of the system and is not subject to this policy.

Middlesex Beach Association Video Security Procedures

The following procedures will be subject to periodic updates and situational (temporary) revision:

1. The MBA Board, or its designee in consultation with the Board, will adjust the views, accesses, alerts, and functions of the system to optimize results and ensure that MBA policies, principles, and procedures are appropriate and enforced.
2. Recorded video of events of concern will be captured and retained and utilized as appropriate, for a duration established by the Board. For example, a recording of a crime would be provided to the police for enforcement. A recording of an accident would be preserved to protect MBA legal rights. A recording of a violation of MBA Restrictive Covenants or Rules would be preserved for possible use as part of enforcement action taken by the Property Manager and Board, as appropriate.