

## MIAMI BEACH ASSOCIATION



### **IMPORTANT INFORMATION FOR WOULD-BE HOMEOWNERS**

**[www.miamibeachassociation.com](http://www.miamibeachassociation.com)**

The Board of Governors of the Miami Beach Association thank you for visiting our website. We hope you find the following information helpful as you learn more about our beach community.

Our Association was founded in 1949 by a Special Act of the State of Connecticut's judicial body. Its Charter establishes it as a special tax district which, in brief, means that the Miami Beach Association is recognized as a 'municipality'. Being a special tax district, all our property owners are assessed an annual tax based on the assessed value of their property which is established by the Town of Old Lyme. Our current rate is 3.5 mils. The revenue generated by this tax allows us to maintain and improve our roads and beach; to provide for security during the summer season; to maintain the parcels of land owned by the Association; and to provide social activities for the enjoyment of the entire membership. In addition, we have the usual expenses one would expect in any Association such as utilities (water and electric), insurance, office and retention of legal counsel.

Our Governing Body consists of a President, Vice President, Secretary and Treasurer. In addition, it is comprised of six(6) Directors, collectively referred to as the Board of Governors. The only 'paid' positions are the offices of Secretary and Treasurer who receive a very modest stipend. All officer positions serve a one (1) year term and are up for reelection at our annual member meeting in June. Director positions are voted annually, however each Director serves a 3-year term. Therefore, not every Director position is 'open' each year. In this way the Association is able to maintain consistency and continuity of governing from year to year.

Our Charter, By Laws and Ordinances are the guiding principles for all our members and to which we expect every member to adhere. A copy of our Charter, By Laws and Ordinances can be obtained from our Secretary should you be interested in reviewing before you purchase your property. (Simply click the Contact Us menu item to make your request).

We have approximately 260 homes equating to approximately 450 members. Our Association is very family-oriented with many of its current members the sons/daughters, grandsons/granddaughters of the founders of this great beach community. Our social events are open to members and family and guests of members. These events include but not limited to our Ice Cream socials on the beach, Family Fun Day, and Annual Picnic which are the opportune time to meet your neighbors, make new friends and become involved in helping us grow our family.

If you need more information use the 'Contact Us' menu item on our website. A response will be guaranteed.

Yours truly,

The Board of Governors of the Miami Beach Association  
Old Lyme, CT 06371