

MIAMI BEACH ASSOCIATION
Board of Governors Meeting

Date: Tuesday April 25, 2023
Location: Zoom Meeting
Time: 7:00 pm – 8:30 pm

Agenda

1. Call to Order Mark

Called to order **7:03PM**

2. Rollcall of Officers and Directors Mark

Position - Name	Present
President - Mark Mongillo	Yes
Vice President - Dan Montano	Yes
Secretary - Michelle Deitchman	No-Medical
Treasurer - Terri DeVito	Yes
Director - Scott Boulanger	Yes
Director - Dave Harris	No
Director - Gary Fox	Yes
Director - Mike Girard	Yes
Director - Gino DiMauro	Yes
Director - Linda Guzzo	Yes

3. Secretaries Report Mark

Dispensed with secretary's report

4. Treasurers Report Terri

Down to \$1710 in delinquent taxes. New mortgage will be recognized in next month's budget report since closing was just held today. Dollars will be deposited into the WPCA account to pay F&O invoice (Larry is handling). Beginning in June the WPCA will use QuickBooks for all record keeping.

Mike made a motion to approve the treasures report; **Gino** seconded. Moved.

Position - Name	Vote
Director - Scott Boulanger	Yes
Director - Dave Harris	--
Director - Gary Fox	Yes
Director - Mike Girard	Yes
Director - Gino DiMauro	Yes
Director - Linda Guzzo	Yes

5. Correspondence Mark
a) None

6. Committee Reports (**Highlighted** = **Reporting This Meeting**)
a) WPCA - Scott Boulanger
b) Roads and Association Improvements - Gino DiMauro and Mike Girard
c) Bylaws and Ordinances - Linda Guzzo

Draft of the bylaws and ordinances is complete; just adding in final comments. The committee worked hard and incorporated as many comments from members as possible. Linda will send the draft documents to Mark who send them out to the Board for review, discussion, suggestions, etc. A special meeting of the Board will be held specifically for the purpose of approval of the bylaws before going to the membership for voting.

d) Brook Committee - Dan Montano and Gary Fox

Talked to Tim on April 17th. Reminder set on April 18th to have a camera sent down the blocked pipe. No reply and no forward movement.

- e) Property Management - Tom DeVito
- f) Beach and Road Security - Tom DeVito
- g) Legal Rights Committee - TBD
- h) Member Relationships and Communication - Michelle Deitchman
- i) Entertainment - TBD

7. Old Business (Action Items from Previous Meeting)

- a) Status on refinance of 249 Shore Rd
Refinance completed today. New mortgage will be \$100 less/month
- b) Status of Pond Rd Agreement
Ken still owes us information. Meeting is scheduled for April 28th with the Town. Without the information not sure meeting is warranted. Ken is looking into the legitimacy of the 1997 agreement based on minutes we found dating back to 1996-1998.
- c) Beach Encroachments-Next Steps
Ken still owes us information. Cannot move forward without that information.

8. New Business

- a) Finalize and vote on budget for 2023-2024
Brief discussion on property, beach cleaning, security and building. Larger discussion needs to be held with the Town. In the meantime, the budget will stand as-is and can be adjusted as we gather more information on how things are going. Question on town stipend. It is determined by a formula developed by the Town finance department which includes but not limited to number of homes in an association.

Gary made a motion to approve the Board's recommended budget; **Mike** seconded. Moved.

Position - Name	Vote
Director - Scott Boulanger	Yes
Director - Dave Harris	--
Director - Gary Fox	Yes
Director - Mike Girard	Yes
Director - Gino DiMauro	Yes
Director - Linda Guzzo	Yes

- b) Vote on approving survey of section of Pond Rd

Survey never completed for Pond Rd between Hartford Ave and Portland Ave. If we want the Town to install a new road parallel to Pond Rd (so we can close it to the public), we need to know exactly the area of land we have to work with. Brief discussion on what we think we own vs reality. Town has no incentive to create a new road. We want to push this but need to do it based on facts. Jones

Engineering has done surveying for us in the past and have records. A new firm would have to start from scratch which could be more costly.

Mike made a motion to approve the Board's recommended budget; **Gino** seconded. Moved.

Position - Name	Vote
Director - Scott Boulanger	Yes
Director - Dave Harris	--
Director - Gary Fox	Yes
Director - Mike Girard	Yes
Director - Gino DiMauro	Yes
Director - Linda Guzzo	Abstain-with explanation

- c) Review bid for grading upper section of Clifton (voting, if we are prepared to do so)

Received bids to fix the upper section of Clifton. Many years ago, it was discussed on the Board making Clifton St the main entrance. After discussion it was determined that this is not worth discussing at this time and was tabled.

- d) Review bid for grading of beach parking lot (voting, if we are prepared to do so)

Received bids to regrade beach parking lot. After discussion it was mentioned that it has to get done but suggested that we get more bids if possible. We can get a better price if we pay for the material and have it delivered. Action was put on hold pending more bids if possible.

- e) Discuss new signage for beach.

Options for new signage were discussed based on the new sign recently installed by Sound View. Picture of sign was shared with Board. Linda was asked to provide input on ordinances we may want to include on the signage. Ordinances have to apply to the public and to our members; no discrimination. Discussion held on what to include on sign. Mark will create a PowerPoint with potential options/wording for signage, placement and send to Board for input. We should have the signage in place by Memorial Day weekend.

9. Next Board Meeting: Zoom, Monday May 22, 7:00 pm

10. Meeting adjourned at 9:06 pm