

MIAMI BEACH ASSOCIATION
Board of Governors Meeting

Date: Tuesday March 28, 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

Michelle

Position - Name	Present
President - Mark Mongillo	Yes
Vice President - Dan Montano	Yes
Secretary - Michelle Deitchman	No
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

Michelle

Mike made a motion to approve the secretaries report; **Scott** 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

4. Treasurers Report

Terri

Scott made a motion to approve the treasures report pending sending detail to; **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	Abstain

Brief discussion about F&O bill and explanation on how WPCA budget line item works.

5. Correspondence

Mark

- a) Resignation letter from Dave Harris. Work/job changed and can no longer make a commitment. Board will wait until June meeting for elections of officers and directors.
- b) Resignation of Lou Ricelli from WPCA (sold house and is no longer a member)
- c) Letter from Dan & Kristen Mellit to organize wine social

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

d) Brook Committee - Dan Montano and Gary Fox

Dan spoke with Tim Griswold. No ETA to get blocked pipe cleaned. Constant reminders sent to Town but they persist in procrastination.

e) Property Management - Tom DeVito

Nothing new to report

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

7. Old Business (Action Items from Previous Meeting)

a) Status on loan to pay F&O (Scott)

- Essex Bank – Received a proposal and commitment letter. Approved. 20-year loan. Building appraised for \$315,000. Total loan available to us will be approximately \$236,000. \$118,000 goes to pay off the current note holder which leaves approximately \$118,000 to pay F&O (once closing costs/fees are subtracted). Remaining balance to pay F&O will come from money in the current WPCA account along with money allocated to them via the new budget once the new budget is approved.

b) Status of Pond Rd meeting

- Mark, Gino and Mike met with Tim, Ed Adanti, Frank Pappalardo, Dave Roberge, Martha Shoemaker and Officer Solaris to discuss options to build a new road parallel to Pond Rd which will allow us to close Pond Rd to the public (vehicles not pedestrians). Options documented and presented. Another meeting is scheduled for April 28th. Mark is in communication with Ken Slater to determine if the 1997 agreement with the Town is even legal since it doesn't appear it was approved by the Board of Governors. We are researching minutes to Board meetings back in 1996-1998.

c) Beach Encroachments-Decision on how to move forward

- Lengthy discussion on what to do with the encroachments. Lease agreements were discussed with a sizable annual lease payment based on the square footage of the encroachment. Board agreed to get legal advice since we have to send a strong message about encroachments. At this point the Board is favoring taking legal action if the property owners do not remove the encroachment. Gino made a motion to have a letter drafted by a lawyer and sent to the encroachment property owners to remove the encroachment or face legal action. Second by Linda

Position - Name	Vote
Director - Scott Boulanger	No
Director - Dave Harris	--
Director - Gary Fox	Yes
Director - Mike Girard	Yes

Director - Gino DiMauro	Yes
Director - Linda Guzzo	Yes

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8. New Business

a) Vote on new member to the WPCA (Paul Drummey)

- Due to Lou Ricelli no longer a member of the MBA, his position needs to be filled on the WPCA.
- Motion by Gary Fox to fill the position with Paul Drummey; second by Mike.

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) Budget for 2023-2024

- Proposed budget approved at last meeting. Refinements made and unanimously approved to present to the membership.

c) Beach cleaning contract

- Motion to approve renewing contract with Harry Plaut for same price as last year made by Gino; second by Scott.

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

d) Security contract

- Motion to approve renewing contract with Arrow Security for same hourly price as last year as well as the total budget including our own security made by Scott; second by Mike.

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

e) Nomination Committee

Just a reminder to send out to members a call for nominations for directors.

9. Next Board Meeting: Zoom, April 25th, 7PM

10. Adjourn - Meeting adjourned at 9:11 PM.

