

**MIAMI BEACH ASSOCIATION**  
Board of Governors Meeting

**Date:** Monday, May 22, 2023  
**Location:** Zoom  
**Time:** 7:00pm – 8:30pm

**Agenda**

1. Call to Order Mark

Called to order 7:04PM

2. Rollcall of Officers and Directors Michelle

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

3. Secretaries Report Michelle

**Gary** made a motion to approve the secretaries report; **Linda** 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

On hold

5. Correspondence Mark

a) Dave Martel-Flooding. Gary handed it with Dave. Haven't heard back.

Mark gave several updates on drain issues/repairs. Drain repair in front of a member's houses – drainpipe deteriorated. Member was pleased at the speed of repair. Clifton/Flagler drain caved in. CT water was going to replace it, Tom looked and made more sense to put a T in. Have to get the corner paved. Another drain on Clifton/Flagler needs to be (north) needs to be filled in after water project complete.

6. Committee Reports

**Highlighted = Reporting This Meeting)**

a) WPCA - Scott Boulanger

**b) Roads and Association Improvements - Gino DiMauro and Mike Girard**

Replacing water pipe. Almost finished with the major digging for the summer, then will come back and patch the roads. Gino to follow-up on next steps including putting a fence around construction area.

c) Bylaws and Ordinances - Linda Guzzo

d) Brook Committee - Dan Montano and Gary Fox

**e) Property Management - Tom DeVito**

Gate on pond road, opened the shower. Took down old signs. Gates will be locked Thursday night; only opened on Mondays for garbage collection. Speed bumps installed in June.

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

a) Status of Pond Rd Survey

Survey is complete. Jim Jones documenting everything and Mark will share with the Board. Where town had the fence is accurate. Our boundaries haven't changed.

b) Status of Pond Rd Agreement

Mark in contact with Ken on this matter. Document originally signed without Board approval. 1997 agreement is null and void and will be outlined in the opinion letter. Only supposed to be accessible to emergency vehicles and garbage, not approved for anything else.

c) Beach Encroachments

On hold pending information from lawyer

d) Grading of Beach Parking lot

Getting 3<sup>rd</sup> bid

## 8. New Business

a) Set the date for the annual meeting in June and confirm format

June 24, 2023; 9:30AM (check-in) | 10:00AM (meeting start). Old Lyme Middle School, 53 Lyme Street.

b) Discuss Memorial Day Weekend

- Signage – Should be completed first week of June
- Security – Covered
- Police Coverage – No rangers for Memorial Day and difficult for the summer. Issues come up, members should call the police

c) Finalize Beach Rules for QR Code

Board will review Bylaws/Ordinances and give Linda feedback. Mark included rules from the Bylaws/Ordinances when QR code is scanned. Linda had concerns about sharing draft Bylaws/Ordinances with members – would like to proceed cautiously. Others comfortable with transparency of sharing this information with members. Board agreed that beach rules should be shared and understood by our members. Board agreed to link QR code to current beach rules (prior to bylaw changes) until Bylaws/Ordinances are completed by the committee.

- d) Discuss/confirm who is running, who is not and ensure nominating committee takes lead in getting candidates

Dan gave an update; Linda will assist in vote counting. Mark will let members know there are 2 Director vacancies and to reply to the email expressing interest and include a bio. 1 Director (3 years), 1 spot for 2-year term; 1 re-election (3-year term). Have a nominating committee, no nominations from the floor, need to let Dan know prior to the meeting. Mark will send an update to the association.

9. Next Board Meeting: TBD (after election)

10. Adjourn: Motion by Gary, second by Gino, meeting adjourned at 7:57PM.