

# MIAMI BEACH ASSOCIATION

Board of Governors Meeting

Virtual

Monday September 18, 2023

7:00pm – 9:00pm

Call to Order: 7:11pm

## Rollcall of Officers and Directors:

Position	Name	Present
President	Mark Mongillo	Yes
Vice President	Dan Montano	No-prior commitment
Treasurer	Terri DeVito	Yes
Secretary	Barbara Fox	Yes
Director	Scott Boulanger	Yes
Director	Gino DiMauro	Yes
Director	Gary Fox	Yes
Director	Linda Guzzo	Yes
Director	Nancy Michalski	Yes
Director	Gary Schmidt	No- prior commitment

**Secretary Report:** Motion to accept the minutes of July 29 meeting. Motion by Gino second by Nancy, no further discussion. All in favor, motion carried.

**Treasurers Report:** Motion to accept the Treasurers Report. Motion by Gary F second by Gino. No further discussion. All in favor, motion carried.

### Discussion:

- Budget will be completed in October. \$162k in account, Expenses: Security \$34k Beach Cleaning \$16k, WPCA \$15k balance remaining.
- Request from Director for budget, Actuals & details to be provided for BOG meetings. Once the budget is in QuickBooks comparison will be provided.
- Where does Federation of Beach Payment come out of? The General Fund.

### Member Comments:

- Is the detail balance sheet & profit and loss report available to members of website? Yes

### Correspondence:

- Lucille Vassallo-Underage driving: To be discussed under new business.
- Girard Family – Thank you card
- Devito Family – Thank you card.

### Committee Reports: (**Highlighted** = Reporting This Meeting)

#### • **WPCA - Scott Boulanger**

Received letter from DEEP on August 21 re forgivable loan up to \$15M towards cost will not go over 50% of project cost. Paperwork is being worked on with all 3 beach associations and The Town of Old Lyme. The project will go back out to bid.

#### ○ **Questions:**

- Who is going to manage the project? Not known at this time.
- Will they manage for entire project (all 3 beach association's)? Possible each association will manage their own infrastructure and a separate entity will manage the shared infrastructure, but nothing has been decided to date.
- Does getting the funding affect who manages project? Yes, if we get funding there will be requirements. Ie required to use prevailing wage, etc.
- Can we get the minutes to WPCA meeting posted on the website? Yes.
- **Comment:** was made regarding Selectman's newsletter to the town, stating w/o forgivable loan project may not go forward.
- **Comment:** At the Federation meeting it was mentioned the beach communities represent 30% to 35% of the tax revenue for the town.

- **Roads and Association Improvements - Gino DiMauro**
- **Bylaws and Ordinances – Dan Montano**
- **Brook & Drain Committee - Gary Fox /Gary Schmidt**
- **Beach and Road Security (End of Season report) – Terri DeVito**

Same issues as previous years. Partys on beach, Rude comments to Security, Sport Court after hours.

- **Question:** Does security patrol sport court. Yes up until 12am.
- Member Relationships and Communication – Nancy Michalski
- Property Management - Open

#### **Old Business (Action Items from Previous Meeting)**

- Pond Rd Committee – Committee met. President made a presentation to the town, and composed a letter to the town.
  - **Question:** Since we are paying an attorney for this, how far are we going to take this? If all parties cannot reach an agreement, it will be brought to membership for a vote.
- Encroachment letters were sent out. Received a response from one member's attorney, no response from the other member.
- Brook update -The outflow is being monitored and cleared. Town will be sending cameras into pipe this week. The committee met with a contractor to clear up the brook. The committee has been working closely with the town. Several property owners have already began clearing their section of the brook.
- Ct Water is finished w Flagler and will give us a percentage towards repaving the roads that have been affected by the project. They will clean up the current staging area and move staging area to intersection of Flagler and Columbus.
- Bylaws update- Committee will meet Oct 21 to merge documents. Comment: Committee prepared draft that included all members comments, Committee raised questions regarding Charter, Insurance etc.

#### **New Business**

- Review and discuss Property Management end of season required actions/cleanup which includes but not limited to:
  - removing and storing the speed bumps
  - removing our beach signs and storing them for the winter
  - replacing any broken hardware on gates
  - ensuring evacuation signs are in place
  - removing or assisting in removing any debris from around storm drains or even on the beach if it looks like it could potentially be a hazard during the off season
  - assisting with putting up stakes along our roads for snowplowing
  - recording all current lawn and road damage caused by CT Water before they come back into our Association to do work
  - oversee CT Water contractors as they tear up our roads in order to ensure they know where our drain pipes are and anything else in this Association that could impact their work or the property of our members
  - assist or coordinate in bringing unwanted debris to the transfer station (e.g. the old raft has to be cut up and disposed of).

**Comments:** Director Gary F. will coordinate the above activities; Speed bump removal is in process with the help of MBA member Joe L.

Create a list for future meeting we need to discuss what items can be put under Property Manager umbrella.

**Question:** What is the Property Manager position? We have position for Building it is a paid position and includes: monitor property leaking furnace winterizing. The Board will use this as an opportunity to look at all of the above.

- Review cost estimates for gates- Beach gate may need to be replaced. Parking lot gate needs to be replaced. Gino's recommendation: Update gates at Washington & Liberty and Columbus & Liberty. Electronic gate at parking lot & Beach entrance.
  - Suggestion: reach out to Old Colony as they have electronic gates. Scott will provide Gino with Doug Whalen/ Old Colony Beach Assoc. email address.

- **Question:** How many fobs per household? Current quote has 2 fobs per household.
- **Question:** What will the management process of the fob system be? Other organizations have the treasurer manage.  
**Suggestion:** The Board create and prioritize a list of items/projects to consider based on our finances. I.e. Pond Rd Gates.
- Discuss under-age driving: Barbara will email Lucille to advise we discussed and tabled for tonight as it requires further discussion. Mark suggested recording plate number and notifying the members insurance company. Motion to Table by Gino second by Nancy, all in favor motion carried.

**Next Board Meeting:** October 16, 2023, Hybrid/Zoom.

**Adjourned:** Motion by Gino second by Gary F. 8:22pm