

MIAMI BEACH ASSOCIATION
Board of Governors Meeting

Date: Monday October 16, 2023
Location: Zoom Meeting
Time: 7:00 PM – 9:00 PM

Agenda

1. Call to Order Mark
2. Rollcall of Officers and Directors Barbara
3. Secretaries Report Barbara
4. Treasurers Report Terri
5. Member Comment
6. Correspondence Mark
 - a) John Swarts-Drain at corner of Biscayne and Corsino
 - b) Maria Giordano – Water damage to car
7. Committee Reports (**Highlighted** = **Reporting This Meeting**)
 - a) WPCA - Scott Boulanger
 - b) Roads and Association Improvements - Gino DiMauro
 - c) Bylaws and Ordinances – Dan Montano
 - d) Brook & Drain Committee - Gary Fox /Gary Schmidt**
 - e) Member Relationships and Communication – Nancy Michalski
 - f) Building Management - Tom DeVito
8. Old Business (Action Items from Previous Meeting)
 - a) Update from lawyer on encroachments and Pond Rd
9. New Business
 - a) Review cost estimates for gates and make decision to move forward with selected gates
 - b) Brook cleaning – Estimates to clean brook
 - Contacting members who abut brook
 - c) Maintenance responsibility in association moving forward
 - Tasks remain to be done before winter
 - d) Reclaiming Pond Rd - Next steps by Board
 - e) Beach encroachments - Next steps by Board
 - f) By Laws - Next steps to complete Board Review
10. Next Board Meeting: November 20, 2023, Zoom.
11. Adjourn

MIAMI BEACH ASSOCIATION

Board of Governors Meeting

Virtual

Monday October 16.2023

7:00pm – 9:00pm

Call to Order: 7:05pm

Rollcall of Officers and Directors:

Position	Name	Present
President	Mark Mongillo	Yes
Vice President	Dan Montano	Yes
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	Yes

Secretary Report: Motion to accept the minutes of Sept 18 meeting. Motion by Gary S. second by Nancy, no further discussion. Roll call vote: All in favor, motion carried.

Treasurers Report: Motion to accept the Treasurer's Report. Motion by Gino second by Gary S. No further discussion. Roll call vote:

Scott Boulanger	Yes
Gino DiMauro	Yes
Gary Fox	Yes
Linda Guzzo	No – until discrepancies are resolved.
Nancy Michalski	Yes
Gary Schmidt	Yes

Motion carried.

Discussion:

- Request for one document to show budget, expense and difference.
- Question: Budget amounts are not same as on website, form showing budget expense and difference. le legal.
- Insurance several line items listed -What does each line item represent? Association specific Insurance includes all insurance for the association ie. Property manager, security Workers Comp, are listed under, General association-other insurance represents office building insurance.

Member Comments:

- Maria Giordano, Car damaged by flooding at intersection of Liberty & Biscayne during storm. Request for Road Committee to review for possible additional signage warning about flooding, and develop a process when streets are flooding. **Audio was intermittent from member speaking.*
- Gary Fox, address comments made by President at member meeting regarding Board Members emails and inactions. commented, the board was not aware of prepared speech therefore did not have time to respond/comment at the time. Examples were given i.e., gates not pursued previously due to expense. **at this point the member/Director was muted by the President.* After brief discussion the member continued - we are reconsidering gates at this time. Another example is the By-laws & Ordinances - the reason for the delay is Board is not aligned on the changes, it is not due to inactivity.
- Email from John Swarts: Drain at Biscayne and Corsino is blocked, The Brook Committee has looked at it and cleared the overgrown grass from the drain. However, the pipe will still back up until the system is fixed.

Committee Reports: (Highlighted = Reporting This Meeting)

- a) **WPCA - Scott Boulanger**
- **Roads and Association Improvements - Gino DiMauro**
- **Bylaws and Ordinances – Dan Montano**
- **Brook & Drain Committee - Gary Fox /Gary Schmidt**
 - Gary S. – Members have to pay attention to moon cycles and tide cycles as they impact the flooding.
 - Received a couple of quotes. To be discussed under New Business.
- b) **Beach and Road Security – Terri DeVito**
- **Member Relationships and Communication – Nancy Michalski**
- **Property Management – Open**

Old Business

- Updates from Lawyer
 - **Pond Road** – No response from Town Attorney. Suggested MBA wait until after the Town elections in November and reach out to New First Selectman at that time.
 - **Encroachments** – Ahmed Muktar stated he did not receive initial letter but wanted to make a proposal to the Board. Atty Matt Greene is representing Muktar and drafting a proposal, nothing received to date. Chris Calvanese contacted MBA attorney indicating he would like to enter into some kind of agreement, the Attorney informed him the association is not supportive of an agreement.

Discussion/comments: Wait and review proposals. Any proposal is a moot point as the property in question belongs to the members of the Association don't think anything they propose will be amicable. We will wait for proposal however if it is not to remove encroachment, we will have to pursue as members voted at the annual meeting to have encroachments removed.
- Motions:
 - Motion to place Pond Road discussion on hold until after November election. Motion by Gary F. second by Gino all in favor no further discussion. Motion carried.
 - Motion to table encroachments pending receipt of proposals by those encroaching. Motion by Gary S., second by Gary F., all in favor no further discussion. Motion carried.

New Business

- Brook cleaning – Two Estimates to clean brook received - Cleaning from crib to 156. Larry -Old Saybrook \$16500, enter brook and remove debris by hand. Don Longo \$3000, clear with equipment, has done the brook in the past. He would enter at MBA Flagler Property & Clifton, Liberty & behind a member's house. Gary S. discussed using a long reach excavator and triaxle dump truck to haul out debris approx. \$85 an hour per dump truck and find site to dump. Gary S. will put an estimate together that includes long reach & dump trucks rental & coordinate with town for a dump site for next board meeting. Gary S. mentioned long term Liberty & Biscayne intersection should be raised 18 inches. Gino suggested to reach out to Manafort's regarding equipment. Scott suggested we ask town for some funds for the cost.
 - Scott mentioned the possibility of dredging the retention pond as well as it is a part of the brook.
 - **Questions and concerns**
 - By Laws state Homeowners abutting brook are responsible for maintaining the brook.
 - Possible utility easement.
 - Contacting members who abut brook Mark ask Barbara to create a list from the Grand list, Terri will confirm owners as grand list was created in March. Gino suggested a blanket letter for members to sign that will give MBA permission to access as needed. Gary F. will compose a letter that includes permission to enter. Linda suggested we need to reference MBA ordinance. Gary F will draft a letter and forward to the Board.
- Reclaiming Pond Rd – On hold
- Beach encroachments – On hold
- By Laws – Meeting set for Oct 23rd, Committee discuss next steps at next meeting.

- Review cost estimates for gates and make decision to move forward with selected gates. Gino received quotes on all gates however Washington & Liberty and Columbus & Liberty should be the main focus at this time. Quotes received from Arrow Fence & Eagle Fence. Gino suggested MBA conduct a pilot program for a month to determine the need of a gate at Hawks Nest & Liberty that could cost approximately \$20k. The Pilot program could include posting someone at Hawks Nest & Liberty to see how many members utilize it for 1 month on weekends. Question: Nancy asked how many houses are affected on Hawks Nest vs. Pond Rd.? Hawks Nest MBA members & Pond Rd members are approx. 12 houses each. Scott mentioned you cannot compare the two as HNB MBA members concern is for golf cart use only not cars. Question: Has anyone asked the members on Hawk Nest if they are willing to contribute to the cost? Comment: We do not currently have the funds at this time for gates that could be very costly. We need to discuss and see where we should spend MBA funds.
- Maintenance responsibility in association moving forward - Tasks remain to be done before Winter
 - c) Document was shared listing tasks/timing: Tasks broken into 3 categories (refer to document). The Board was asked to review the document to ensure all items are listed and consider options on how to go forward ie member volunteers, contractor or hybrid, possible work party at beginning of season & end of season. Question: What could it cost to contract out approx. \$5k. Gary F. & Gino will meet and go over list before next meeting. Linda would like a list of current expenses i.e. snowplow contract, building maintenance, Gates opening & closing, and anything else that is in the maintenance category.
- Linda will forward email to Terri re discrepancies.
- Gary F. suggested the Board discuss transition and button up loose ends for future board, as it will be a dereliction of duties if we do not have a smooth handoff.
- Question: How many members called in 18 including Board members.

Next Board Meeting: November 20, 2023, Hybrid/Zoom.

Adjourned: Motion by Gary F. second by Gino 9:11pm