

MIAMI BEACH ASSOCIATION

Board of Governors Meeting

Virtual

Monday March 18 2024

7:00pm – 9:00pm

Call to Order: 7:05 pm

Rollcall of Officers and Directors:

Position	Name	Present
President	Mark Mongillo	Yes
Vice President	Dan Montano	Absent
Treasurer	Terri DeVito	Yes
Secretary	Barbara Fox	Yes
Director	Scott Boulanger	Absent
Director	Gino DiMauro	Yes
Director	Gary Fox	Yes
Director	Linda Guzzo	Yes
Director	Nancy Michalski	Yes
Director	Gary Schmidt	Yes

Secretaries Report

Minutes to Board Meeting 11-20-23 Tabled until the next meeting as the Board has not had a chance to review Mark’s suggested changes.

Minutes to Board Meeting 02-19-24 Motion to accept the minutes of February 19 meeting. Motion by Gino. second by Nancy, no further discussion. Roll call vote: motion carried.

Scott Boulanger	Absent
Gino DiMauro	Yes
Gary Fox	Yes
Linda Guzzo	Yes
Nancy Michalski	Yes
Gary Schmidt	Yes

Treasurers Report: Motion to accept the Treasurer’s Report. Motion by Gary F second by Gary S. No further discussion: \$2700 outstanding taxes. There are no Reports for December & January. Roll call vote: motion carried.

Scott Boulanger	Absent
Gino DiMauro	Yes
Gary Fox	Yes
Linda Guzzo	No
Nancy Michalski	Yes
Gary Schmidt	Yes

Member Comment:

- Carolyn Miranda -People are advertising repair services etc. By placing signs on homeowners’ lawns. The signs look unsightly in the community.
- James Tarbel – Would like to know what Hawks Nest Beach is doing to address Swan Brook with their members, some of their members are dumping leaves etc. into the brook.

Correspondence:

- Ryan Sheehan - Drain at corner of Washington/Clifton appears to be blocked. Ct Water broke the pipe and has repaired it at this time.

Committee Reports (Highlighted = Reporting this period)- SUSPENDED

- WPCA - Scott Boulanger
- Roads and Association Improvements - Gino DiMauro
- Bylaws and Ordinances – Dan Montano
- Brook & Drain Committee - Gary Fox /Gary Schmidt
- Member Relationships and Communication – Nancy Michalski
- Building Management - Tom DeVito

Old Business (Action Items from Previous Meeting)

- Brook/Drain Cleaning/Dredging – Gary F. & Gary S. Status
 - Letters sent to property owners that about the brook.

- Committee meeting to be held in the coming weeks. Committee members: Gary Fox, Gary Schmidt, Josh Hazelwood, John Swarts, Tom Larson & Crissanne Finnegan.
- 2 phases dredging to improve flow (short term) & long-term solution.
- Waiting to hear back from 2 Contractors - Ct Dredging & Thames Dredge & Dock.
- A lot of organic dams in the brook choking the flow especially between Clifton & Liberty. The overall project needs to include/coordinate swapping out box culverts at Clifton & Liberty.
- Long Term - Consider hiring a consultant for reconstruction of the brook.
- Retaining walls should be consistent from end to end.
- CT Water – Status - Gino
 - Installing new piping. The new contractor has promised to be out of the association and cleaned up before Memorial Day weekend.
 - High water table is slowing the process however they are still on schedule.
 - Equipment is damaging the roads, Clifton & Flagler potholes etc. should be repaired prior to summer. Ct water will give us money for road repairs we will have an estimate soon.
 - Project is in phases, that work around our summer season estimated completion is 2 to 3 years.
 - Request was made to ask Ct Water to put silt screens in storm drains.
- Meeting with Martha Shoemaker – Mark -Crib Status waiting on response.
- Result of Executive Session – Budget discussion (Mark)
 - Budget discussion will continue on March 25.

New Business

- High level review of WPCA financials to date (Larry Szczepanik)
 - Spread sheet shared on screen P&L and Detail from 2016 to present
 - Looking to extend QuickBooks license to incorporate WPCA into QuickBooks.
 - How much does each Beach Association give to the WPCA? OCB funded their WPCA with \$60k and 20k a year for 3 years. They currently have \$15k in their account.
 - MBA Funded our WPCA a total of \$307,609, \$194k was from MBA yearly budget since 2016.
 - Are there projected expenses for 2024-2025? Not at this time.
 - Mark will coordinate with Scott what financials will be posted on the website.
- Schedule follow up meeting with Selectperson to discuss Swan Brook north of 156 Gary F. & Gary S.
- Schedule follow up meeting with Selectperson to discuss Pond Rd- Mark
- Beach cleaning contract and oversight –
 - Harry is willing to continue to clean the beach for \$13,000 per year. The Current contract expires the end of June 2024. Gino will present new Contract to begin July 2024 to Harry.
 - Oversight of Beach Cleaning. Looking for volunteer, possibly shared responsibility. Mark will forward suggested duties to the Board.
- Communication to seek nominations to the Board
- Set date for Board to review bylaw changes. Nancy mentioned the committee needs to include WPCA & Ordinances. It was mentioned that the Ordinances and By laws should be looked at along with the Charter since the three documents should all be in sync.
- Next Board Meeting: April 15, 2024 – 6:45 pm – 8:30 pm - MBA Office - Board members in person – Call in my members only
- Adjourned 8:17pm motion by Nancy second by Gary F.