

MIAMI BEACH ASSOCIATION

Board of Governors Meeting

Virtual

Monday November 20, 2023

7:00pm – 9:00pm

Call to Order: 7:06pm

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 October 16 meeting. Motion by Gino, 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 Scott second by Gary F. No further discussion. Roll call vote:

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

Motion carried.

Discussion:

- A document was shared (on screen) with **several questions prepared by Director (Linda)**. (*Listen to recording to get the full details available on website*).
 - The heading for the expense column is June '23 – May '24 but the expenses are only to date, November 13, 2023. Is this a typo? *The report is a profit and loss statement from beginning of (fiscal) year to end of (fiscal) year. It only has up to the date on it. The whole report was revamped in response to Board member requests.*
 - What are the details for the \$2,202.56 under budget tax revenue? *This represents the difference between what has been collected vs what was proposed. It includes all taxes collected to date including tax delinquency.* How much is tax adjustments and how much is delinquent taxes?
 - Where is the tax sale that has been initiated by the Treasurer noted on the report? *There is no line item on a budget for tax sales.* The amount due has been reported as in excess of \$2,300. *Delinquent taxes owed to date is \$5469.33, 7 taxpayers.*
 - Tax dollars cannot be used for entertainment expenses. *Since it is a line item on budget it can be used for entertainment. A request to review based on state statutes was made.* Are the entertainment expenses being paid for by the donations and citation fees? If so, this needs to be reflected in the report. Where are the swim raft expenses recorded?
 - The insurance policy that the Board received on July 12, 2023 included an invoice for a total of \$13,048 for the general liability coverage including coverage for the building and Directors and Officers. Plus, an Umbrella Policy premium of \$1,272. The total insurance payment is \$14,320. The Policy notes there is no Worker's Compensation coverage and no premium charged. Also, the policy does not state the additional coverage for the swim raft, sports court, golf carts, etc., and volunteers. The amount in the November 2023 Treasurers report is \$16,955. Please clarify. *There is a separate worker's comp policy. There is a liability policy and a separate policy for the building. Mark stated the policies are reviewed every year.*
 - What are the expenditure details for the Office and Other General Expenses?
 - There has been no payment made to the Office Building Manager since June 2023 per the report. Is this correct and if so, how is the building being managed. *He gets paid twice a year in October &*

March he was paid \$500. Treasurer will review report to show where it is included since it shows 0 under building manger, and does not appear to be included under stipends.

- Where is the Cash Reserve Fund noted on the report? Treasurer will get this information to board as it is no longer shown on report due to requested changes made. There is \$154,366. in the account to date. This is included on the General Ledger.
- The President (Mark) stated that it would have been nice if the questions were provided to the Treasurer (Terri) before this meeting and asked the Secretary (Barbara) to send the document to the Treasurer. Regarding insurance, it is looked at every year and is identical to that of Old Colony Beach. The Workers Comp policy came about with our clean beach program and is a separate policy. We don't carry a cash reserve on the balance sheet. Mark stated that we are a special tax district and when we had a Charter Revision in 2016, we agreed to home rule. Therefore, we are able to control our destiny. Entertainment has always been a part of the budget for well over 20 years.

Member Comments:

- None

Correspondence:

- Letter from Nancy Michalski- Shared with membership.
- Letter from Charity Folk-Girard -response to Nancys letter.
- Nancy will respond to Charity's letter.
- Correspondence is not attached to minutes.

Committee Reports: (Highlighted = Reporting This Meeting)

- **WPCA - Scott Boulanger**- Received a letter from DEEP with approval to move forward with up to \$15M forgivable loan, for all 4 entities in the project. There is a conference call scheduled for Dec.1 with DEEP for clarification. Beach associations and town are looking for a 25% forgivable loan not tied to a dollar amount. Working on how to balance out charges for trunk line to pump station from OLS & OCB. Amendment 4 was never approved by the Attorney Generals Office working on getting that approved in order to pay Fuss & Oneil. Due date for IMA with New London has past now New London wants to renegotiate terms therefore we do not have an agreement at this time. Once there is more information it will be posted on the website for members. WPCA meeting minutes have been requested from the WPCA Secretary.
- **Roads and Association Improvements - Gino DiMauro**
- **Bylaws and Ordinances – Dan Montano** Making Progress completed articles 1 and 2. The next meeting is scheduled for January 5th. It was requested that the committee completed by April for presentation to the Board. *Comment: By laws and ordinances were being reviewed by the board. It was halted when committee recommendations which included members comments were being removed ie.20 members can vote on tax increase and term limits. Why has the committee gone back to square one when it was so far along? The new committee has taken the final copy that consisted of all members changes and the final copy the board was working on to make sure we are capturing all the changes the members wanted as well. We are merging the two documents. Question: who is on the committee now? Dan Montano, Nancy Michalski, Trish Hazelwood and Barbara Fox. Scott would like the committee to take a look at how some of the other beach associations run. Old Lyme Shores (OLS) has run out of Board members because they cannot get Board members. Cautions the committee about limiting qualifications. Gary F. stated we should not try to be something we are not. We say we are a municipality however; we are a small beach community with a short season.*
- **Brook & Drain Committee - Gary Fox /Gary Schmidt**
- **Beach and Road Security – Terri DeVito**
- **Member Relationships and Communication – Nancy Michalski**
- **Property Management – Open**

Old Business

- **Beach encroachments:**
 - We are past the 30-day grace period. Action is now needed. Mark reminded the board that the members voted to pursue at the annual meeting.
 - The Board of Directors agreed to go into executive session to discuss at a later date. Motion to move to executive session by Gary F second by Nancy M. Motion carried.

New Business

- **Brook cleaning & Dredging** –Gary S. Inquired on price of long reach excavator availability is limited the cost is \$11k to \$15k a month. Brook dredging is a long-term project. We need to do maintenance between Liberty & Clifton. There is an issue with debris disposal we may have to move debris to parking lot for winter, let it dry and move later as dry organic material. We need to address organic debris dams in that area. The entire dredging needs to be put through an engineering process and permitting process. It should be dredged and sides lined with large stones to maintain it. We will need easements from property owners. Terri questioned using the parking lot for debris as MBA just paid \$9000 to regrade it we should not use it as a holding area. We may not have a choice. The debris is not considered dirty dirt it is organic material and mud. Gary F spoke with Don Longo a month ago and a few local farms may be willing to take it once it was dried out. Gary S suggested getting things lined up in January/February. We want to wait until ground freezes to reduce risk of damage. Letter to homeowners will be forward to the board once we have the project scope. Gino suggested to reach out to Manafort's regarding equipment. Scott had a discussion with Martha (first Selectwoman) there is a lot of work being done at Cross Lane, the Amtrak property and MBA which involves cleaning the brook and retention pond that will put a lot more water into Swan Brook. The brook runs behind Martha's property and Matt Wards property. He suggested Gary F. & Gary S.get involved with the town of Old Lyme and suggested MBA ask the town for funding for our project.
- **Communications** – Nancy Michalski -Nancy suggested MBA make a donation of \$100 to the Town of Old Lyme Library. Terri, is not sure if a special tax district can do that. Scott suggested that the next time we schedule a meeting at the library we make a donation at that time. Gary F. asked what do other associations do? And has MBA made donations to any other volunteer groups in the past? Terri responded, yes, the ambulance association and the American heart association, however, not in over 15 years. Dan agrees with Scott's approach does not feel the MBA gets involved in donating to groups as it is a personal decision and MBA taxpayer money should not be used to make donations on behalf of members as all members may not agree with who we choose to donate to, Nancy will reach out to other associations to see what they do. Discussion tabled.
- **Pond Road-** Pond Rd Committee to set a meeting in February or March with new Selectman. All Board members will be invited. Nancy asked who was on the current Committee? Scott & Gino all board members are invited to be a part of committee.
- **Budget** – Terri and Mark met to review QuickBooks reports. Profit & Loss Budget vs Actual. The Board should use this document as a starting point for next years budget. Mark stated we may not have enough money to pay for maintenance items going forward and suggested Board members print that worksheet and mark it up with their suggestions. Gino suggested we need a larger roads budget. Linda suggested we get financial info related to sewer project cost if they go through as well as if they don't. Gary F. Suggested we consider future expenditures i.e. brook & roads.
- Linda also stated we need to include on the next agenda the transition plan since Mark and Dan are not returning next year. Barbara picked up the hard drive to transfer Marks files.

Next Board Meeting: February 19,2024, Hybrid/Zoom.

Adjourned: Motion by Gary F. second by Gino 8:47pm