

MIAMI BEACH ASSOCIATION

Board of Governors Meeting

249 Shore Rd

Monday May 20 2024

7:00pm – 9:00pm

Call to Order: 7:02 pm

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	Absent - sick
Director	Nancy Michalski	Yes
Director	Gary Schmidt	Yes

Minutes to Board Meeting:

- Motion to approve Minutes from April 15 meeting Motion by Gino second by Scott. All in favor no opposed. Motion carried.

Treasurers Report:

- Motion to approve Treasurers report. Motion by Gary F. Second Gary S. all in favor no opposed. Motion carried.
- Question: When will the 2023 Audit report be posted on the website? The one that is on the website currently is financials as of May 31, 2022 and the Accountants Compilation report is dated September 12, 2022. Mark stated the 2023 report has not been completed yet. Terri stated 2023 will be done this year in 2024.
- Outstanding taxes - 1 property outstanding to pay by 6/30. 1 property will pay balance by 6/30. Total of \$1700 outstanding.

Member Comment:

- Introduce Entertainment Chair: Ashlyn Larson. Shared activity Calendars which will be posted on the Website.
- No Members commented.
- Correspondence: None

Committee Reports (Highlighted = Reporting this period)

- **WPCA - Scott Boulanger**
- **Roads and Association Improvements - Gino DiMauro**
 - Gino received an offer from CT Water for \$115k to pave roads.
 - Four Bids have been sent to board for Flagler to Clifton repairs. Flagler will be a permanent repair. Chance of ripping everything up within a year due to sewers is high per Scott. Asphalt maintenance is within \$1k of next bid. This will be reviewed under new business
 - Also received a bid for street sweeper. Approximately \$4k. The Board will look over the bids
- **Bylaws and Ordinances – Dan Montano** conflict with the charter will be worked out. Next meeting is scheduled for Friday May 31.
- **Brook & Drain Committee - Gary Fox /Gary Schmidt**
- **Member Relationships and Communication – Nancy Michalski**
- **Building / Property Management - TBD**

Old Business (Action Items from Previous Meeting)

- Rolling everything over to new business and topics for the new Board

New Business

- Progress from Nominating Committee - No one volunteering for any positions from outside the board.
 - Clarification was made you can only hold one position cannot hold multiple positions.
 - Mark stated It is not uncommon that if there is not enough people to run that a person can hold onto other positions there is no rule against it you would do this short term.
 - President suggested write in on ballot.
 - Ballots due May 29th Absentee ballots request deadline is May 28th.
 - Mark stated- Our current by laws do not state we follow Roberts Rules of Order so the Board can do what they want.
 - We need to be careful about limiting members.
 - Charter states absentee ballot requests go to Clerk of Association. In order to follow charter it was suggested that the absentee ballots go to NC committee email and allow Chair and Secretary to have access to email account through May 28th the last day absentee ballots can be requested. Password to be changed on May 29th.
 - Motion to allow write in candidate on the ballot. Motion by Nancy No Second No Motion. Decision: No Write in candidates. All Directors agree no Write in candidates.
- CT Water reimbursement in place of repair Motion to accept \$115k from Ct Water. Motion by Gary F. second by Gary S. all in favor, no opposed. Motion carried.
- Motion to make necessary road Improvements to Flagler Ave by Asphalt Maintenance at the appropriate time (once drainage from CT Water pipe laying is corrected). Motion by Gary F second Gary S. all in favor no opposed. Motion carried.
- Sweep streets- Motion to table by Gary F. second by Gary S. all in favor no opposed. Motion carried.
- Motion to Allow 6' – 8' ATV lane for Police ATV from Hartford Ave to Lot B-11 motion by Gary F. second by Gary S. all in favor no opposed. Motion carried.
- Prep for MDW
 - Parking lot lined
 - Beach signage installed
 - Member needs Memorial Day Packets will be available on Sunday morning at the Gazebo
 - Proposed budget
 - Minutes to last year's meeting
 - Entertainment schedule
 - Homeowner/renter responsibilities
 - Ordinances

Action items for Board (see attached document) the Board will prioritize

Question: What is the update to the Town Attorney Letter to Ken Slater re Pond Road? Ken has been busy and has not been able to review. Can he forward the letter to the Board? Mark stated yes.

Move to Executive Session motion by Nancy seconded Gary F.

Motion to adjourn by Gary F 9:07pm