MIAMI BEACH ASSOCIATION

Board of Governors Meeting

June 25, 2026

Zoom

7:00 PM

CALL TO ORDER

Meeting called to order at **7:10PM** by President Mark Mongillo.

ROLL CALL OF OFFICERS AND DIRECTORS

Position	Name	Present
President	Mark Mongillo	☑
Vice President	Vinnie Salierno	☑
Secretary	Carrie Di Clementi	☑
Treasurer	Terri DeVito	☑
Director	Scott Boulanger	☑
Director	Joe LaPenta	☑
Director	Dan Mellitt	☑
Director	Joe Vivenzio	☑
Director	Anthony Zaino	☑
Director	Open	☐

Quorum: A quorum was present.

SECRETARY'S REPORT

Waived.

TREASURER'S REPORT

Treasurer Terri DeVito presented the Treasurer's Report as of ***June 23, 2026***.

Motion to Approve: Scott Boulanger

Second: Vinnie Salierno

Discussion:

- Reviewed financial updates, including the recent CD deposit and upcoming budget transition.
- Discussed the outstanding office rental payment.
- Confirmed the office tenant had received the keys.

Vote: 5 Yes, 0 No

Result: Passed

FINANCIAL TRANSFERS

Transfer of Funds to the General Fund

Motion to Approve: Dan Mellitt

Second: Vinnie Salierno

Discussion:

- Approved transferring $15,140.60 of unrestricted assets (rollover dollars) to the General Fund prior to the close of the fiscal year.

Vote: 5 Yes, 0 No

Result: Passed

Transfer from the General Fund to the WPCA Account to Pay 2 Outstanding Invoices from Fuss & O'Neill

Motion to Approve: Scott Boulanger

Second: Dan Mellitt

Discussion:

- Approved transferring ***$15,140.60*** from the General Fund to the WPCA account to ensure the payment was made from the current fiscal year's budget.

Vote: 5 Yes, 0 No

Result: Passed

CORRESPONDENCE

Discussion:

- Reviewed and accepted Nancy Michalski's resignation email and discussed sharing her farewell message with the membership as a standalone communication.
- Reviewed correspondence regarding the sewer project and related resident questions - forwarded to Scott Boulanger
- Discussed correspondence regarding electronic gate input and confirmed a response had been provided.
- Reviewed correspondence related to the sewer project escalation - forwarded to Scott Boulanger
- Agreed that future correspondence received by the Board will be distributed to all Board members for review.

OLD BUSINESS

Waived.

NEW BUSINESS

Introductions

Discussion:

- New Board members introduced themselves and shared their interest in serving the Association.
- Mark welcomed the new Board and thanked members for their willingness to serve.
- Discussed the format of future Board meetings, including member participation and adherence to the Association By-Laws.

House Cleaning

Discussion:

- Reviewed expectations for Board meetings and meeting procedures.
- Discussed distributing meeting minutes and correspondence to Board members prior to meetings.
- Future meeting agendas will include Old Business and Member Participation in accordance with the By-Laws.
- Discussed using Zoom for meetings.
- Discussed completing the review and update of the Association By-Laws for presentation to the membership.

Immediate Issues

Discussion:

- Reviewed Board priorities, including operational, administrative, financial, and member service initiatives, as part of developing a long-term strategic plan for the Association.
- Discussed transitioning from a reactive approach to a proactive, strategic approach in addressing Association priorities.
- Reviewed the status of the court-ordered gate compliance project and upcoming installation schedule.
- Discussed ongoing sewer project matters and other residual issues requiring Board attention.
- Discussed coordinating with Fuss & O'Neill to educate the Board and provide technical information to members regarding the sewer project.
- Emphasized the importance of proactive, ongoing communication with residents throughout the duration of the sewer project.
- Discussed the sewer project timeline, including a potential construction start following the July 4th holiday.
- Requested monthly WPCA financial reports in Excel format to improve financial oversight.
- Discussed reviewing projected WPCA expenses not covered by the Clean Water Fund.

Availability to Meet with Resident State Trooper

Discussion:

- Board members agreed to provide their availability to meet with Resident State Trooper Derek McGregor, so that everyone becomes familiar with him.
- Scott, Terri, Vinnie and Mark discussed their meeting with the Resident State Trooper.
- Reviewed concerns regarding beach access, parking, trespassing enforcement, and public safety.
- Discussed developing beach rules and reviewing signage, including "No Trespassing" signs, to improve enforcement.
- Reviewed the July 4th security plan, including coordination between Association security and the Resident State Trooper.
- Discussed the temporary gate configuration and the need to develop a permanent gate policy for future consideration by the Board and membership.

Welcoming Committee

Discussion:

- Carrie Di Clementi presented a proposal to establish a Welcoming Committee to greet new residents, provide Association information, and distribute a Welcome Packet.
- Discussed formally establishing the committee in accordance with the Association By-Laws.
- Discussed using the committee as a way to increase member involvement by recruiting volunteers to participate.
- Discussed coordinating the committee with existing communication and outreach efforts.

- Reviewed the proposed Welcome Packet and discussed providing the beach gate code separately for security purposes.
- Carrie Di Clementi will serve as the initial point person while volunteers are recruited for the committee.

Motion to Approve: Terri DeVito

Second: Vinnie Salierno

Vote: 5 Yes, 0 No

Result: Passed

GOOD & WELFARE

Discussion:

- Emphasized teamwork, transparency, and improved communication with members.
- Encouraged all Board members to contribute ideas and work collaboratively toward the Association's long-term goals.

EXECUTIVE SESSION

- The Board entered Executive Session to discuss the appointment of an interim Director to fill the vacant Board position created by Nancy Michalski's resignation.
- In accordance with the Association By-Laws, the Board considered the two members in good standing who received the next highest number of votes in the June election, Barbara Fox and James Tarbell, for appointment to the vacant Director position.
- Following discussion, the Board voted in James Tarbell to serve as Interim Director for the remainder of the term.

ACTION ITEMS

- **Scott:** Contact our attorney, Brendan Sharky, re: court compliance update; coordinate gate installation with Tom DeVito and Anton Paving before June 29.
- **Scott:** Schedule member informational meeting on sewer project after July 4th holiday; include Fuss & O'Neill presentation.
- **Mark:** Email 5-year plan to all board members for input; request monthly WPCA financial reports from Larry in Excel.
- **Carrie:** Finalize Welcome Packet for review by the Board.
- **Terri:** Contact security company to confirm availability of additional guard for July 4th.
- **Vinnie/Scott:** Follow up with resident trooper Derek on gate and beach policy support for the 4th of July weekend.
- **Board Members:** Review the Charter and By-Laws prior to the next Board meeting.

NEXT MEETING

Date: July 16, 2026

Time: 7:00 PM

Location: Zoom

(Note: For now, Board meetings will be the 3rd Thursday of each month but subject to change based on Board member availability. Any changes will be communicated in advance to members).

ADJOURNMENT

Motion to Adjourn: Scott Boulanger

Second: Anthony Zaino

Meeting Adjourned: 9:22 PM