MIAMI BEACH ASSOCIATION
Board of Governors Meeting
August 20, 2026
Zoom
7:00 PM

CALL TO ORDER

Meeting called to order at **7:10 PM** 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	James Tarbell	☑ late
Director	Joe Vivenzio	absent
Director	Anthony Zaino	☑

Quorum: A quorum **was** present.

MEMBER COMMENTS

Member	Comment
Matt Ross	Introduced himself as a mechanical contractor; offered to be included as a resource for members needing plumbing work related to the sewer project. Gary Schmidt is working on a list of contractors to post on the website.
Rose Germano	Raised concerns about stand-up paddleboards in the swim area and possible violations of town, state, and MBA beach rules. Rose previously sent Carrie information on the applicable rules and ordinances.

SECRETARY'S REPORT

Review and approval of minutes from the previous Board meeting.

Motion to Approve: Dan Mellitt

Second: Vinnie Salierno

Discussion:

- Board members asked that reports and documents being voted on be sent out before the meeting.
- Joe LaPenta initially abstained because he did not remember reviewing the minutes.
    - After finding the email, he changed his vote to yes.
- James Tarbell joined the meeting late and also approved the minutes.

Vote: 5 yes - 1 absent

Result: Passed

TREASURER'S REPORT

Treasurer Terri DeVito presented the Treasurer's Report.

Discussion:

- Balance as of August 18, 2026 was approximately $195,032.
- The Association has earned approximately $13,000 in CD interest.

- Expenses are currently under budget.
- The snow removal contract was signed.
    - It is the same contract as last year and is part of a two-year agreement.
- Financial reports are posted on the MBA website.
- Security expenses are approximately $32,000 of the $45,000 budget, with two weeks left this season, as well as May and June of next season.
- There was an issue with the original P&L report. Terri worked with QuickBooks to correct it and an updated report is now available.

Motion to Approve: Dan Mellitt

Second: Vinnie Salierno

Discussion:

- Joe asked that the updated Treasurer's Report be sent to the Board before the meeting rather than having members pull it from the website.
- Terri stated that she normally sends the report about a week ahead of time, but there was a delay this month because of the QuickBooks issue.

Vote: 5 yes - 1 absent

Result: Passed

CORRESPONDENCE

Sewer Project

- Lucia Motta – Vacant lot assessments, future sewer connection rights, lateral placement, septic rights, CT Water, and private well questions.
- Rachel MacDonald – Sewer financing and payment options, including monthly versus annual payments and billing procedures.
- Rebecca Turgeon – Septic decommissioning and Coastline Construction as a possible contractor/resource for MBA homeowners.
- Linda Guzzo – 37 follow-up sewer project questions regarding costs, financing, wells, construction impacts, inspections, and project communication.
- Nancy Michalski – Sewer project financing, transparency, contractor qualifications, meeting accessibility, Board conduct, and concerns regarding Fuss & O'Neill's review of member questions.
- Ryan Sheehan – Sewer construction dewatering/water pumping, potential impact on private wells and groundwater, and well monitoring/testing.

Gate & Member Access

- James Manafort – Pond Road/Corsino gate, Pond Road member and golf cart access, safety, and potential legal implications.

Beach Safety & Ordinances

- Rose Germano – Paddleboard regulations, swim area safety, and Security's awareness and enforcement of existing beach rules.

Rules Enforcement & Community Quality of Life

- Kristin Galligan – Ordinance enforcement, fines, underage golf cart operation, electric vehicles on private property, parking violations, and quality-of-life concerns.
- Nicole Saavedra – Pet waste bag/disposal station suggestion.
- Karen Stone – Golf cart trespassing on private property at 2 Biscayne; video evidence submitted.

Governance & Member Participation

- Rose Germano – Member participation and input in development of the comprehensive Gate Policy.
- Linda Guzzo – Agenda distribution, absence of a standing WPCA/Sewer Project agenda item, member review of proposed Owner/Renter and Gate Policies, and disclosure/member review of the Management Company proposal.

Beach Access & Security Operations

- Tim Marquis – Non-members using the Pond Road beach entrance, residency verification, cooler checks, and Security enforcement.

Administrative

- Lindsay Loguidice – MBA website access and CT Water/Department of Public Health private well contact information.

Property Maintenance & Member Concerns

- Igor Ofengeym – Lawn damage at 56 Biscayne Boulevard caused by heavy trucks associated with another member's construction project.

All correspondence listed had been responded to.

OLD BUSINESS

Executive Summary – Finalize

- Mark reviewed the Executive Summary regarding the MBA gates and clarified that it is not a gate policy.
    - The summary was created after issues came up from the lawsuit and looks at gate access, traffic control, and roadway safety.
    - It is meant to give consultants or contractors background information as the Association works on a formal gate policy.
- Anthony Zaino discussed possible gate options.
    - Anthony explained that MBA is in a unique situation because the community is only gated for about 12 weeks of the year.
    - An automated gate system could be expensive for the amount of time it would actually be used.
    - He felt the Association should first decide what it is trying to accomplish before choosing a specific gate system.
    - Joe Vivenzio had obtained some preliminary pricing that could be reviewed.
- Mark said the Association may have been looking at the actual gate system before first putting a policy in place.
    - Because of the lawsuit, the Association now needs to develop a formal gate policy.
    - The Executive Summary can be used as a starting point and resource as that policy is developed.

NEW BUSINESS

Board Assignments

- Vinnie – Owner/Renter Policy (new)
    - A preliminary framework has already been started.
    - The policy will need to address both seasonal and long-term rentals and will be reviewed by the Board before being presented to the membership.
- James – By-Laws / Ordinances
    - The goal is to review existing language, including prior modifications, and ensure that MBA ordinances are legally enforceable before proposed revisions are presented to the membership.
- Joe L – Roads/Drains
    - The parking lot improvements have been completed and the lot is much improved.
    - The Association's roads are expected to remain in rough condition during the next year and a half of construction.
    - The focus will be on keeping the roads as safe as possible during that period.
    - Flagler Avenue was not fully repaved. A skim coat was added to the most damaged sections because of the condition of the road and safety/liability concerns.
- Joe V – Gate Policy (new)

    - The policy will need to address gate locations, types of gates, access, hours of operation, security/control, and procedures for opening and closing the gates.
- Dan/Terri – Finance, Budgeting and Financial Planning
    - This work will become increasingly important as the Board develops the detailed five-year plan for the Association.

Approach to Detail Five-Year Plan

- The Board reviewed the high-level draft of the five-year plan.
- The current five-year plan is a draft and will continue to change as the Board works through the details.
- The long-term objectives include increasing property values, maintaining financial stability, improving the resident experience, and reducing operational risk.
- The Board will continue working on the plan over the fall and winter, starting with Year One, followed by Year Two. Future years will be updated as needed.

Categorize MBA Work Items

- The Board will review the MBA Work Items and organize them into categories as part of the five-year plan.
- Suggested categories included operational, administrative, financial, and member-related, although Board members may recommend additional or different categories.
- Some items may no longer be needed, while others may be able to be addressed quickly.
- The Board is expected to begin this work before the next meeting.

Management Company Informational Meeting – Board

- Mark and Vinnie previously developed a management company presentation for the prior Board, but no action was taken.
- The Board agreed to have a potential management company meet with the Board to explain the services it can and cannot provide and answer questions.
- A special Board meeting is scheduled for Wednesday, September 9, 2026 at 7:00 PM.
- Mark will contact the management company to arrange the presentation.

Management Company Informational Meeting – Members

- After the Board receives the presentation and has the information it needs, a separate informational meeting for members will be scheduled.
- Members will then have an informational meeting to hear the same presentation, ask questions, and provide feedback before a vote.

Gate Policy – Member Meeting and Vote

- Once a proposed gate policy has been developed, a special member meeting will be required.
- Members will be provided the proposal in advance so they have an opportunity to review and understand it before a vote is taken.
- There is not yet a draft or outline of the gate policy. The Executive Summary is not the gate policy.

September Informational Meeting

- The Board discussed whether to hold the traditional September informational meeting.

- Members are already receiving regular sewer updates and other information by email, and the WPCA Committee will also be holding sewer-related meetings.
- The Board noted that the September meeting has traditionally been informational only and is not required by the By-Laws.
- The Board agreed **not to hold the September informational meeting this year**.
- This does not mean the meeting is permanently going away. The Board will look at how September meetings may be used in the future.

Action Items for Next Meeting

- **Board:** Begin detailing Year One of the Five-Year Plan.
- **Board:** Review and respond to questions submitted through the Zoom chat.
- **Board members:** Individually categorize the MBA Work Items.
- **Mark:** Post the Executive Summary and make clear that it is not the gate policy.
- **Mark:** Post the correspondence and consolidate similar questions and answers where possible.
- **Mark:** Post the meeting recording on the MBA website.
- **Mark:** Contact the management company to arrange the presentation.
- **James:** Begin putting together an outline and strategy for addressing the brook.
- **Carrie:** Resend the June 17 Board minutes to Mark so they can determine how they should be handled.
- **Vinnie:** Give Joe Vivenzio information for a company that may be able to help with the gate policy.

NEXT MEETING

Next Board Meeting: September 17, 2026, 7:00 PM – 9:00 PM, via Zoom

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ADJOURNMENT

- **Motion to Adjourn:** Scott
- **Second:** Dan
- **Vote:** 5 yes - 1 absent
- **Meeting Adjourned:** 8:25 PM

QUESTIONS/COMMENTS FROM ZOOM CHAT

The following questions and comments are included exactly as submitted by members in the Zoom chat and have not been edited for grammar, spelling, or wording.

- Rose Germano:

    - What kinds of issues are we trying to resolve with the renters/owners policy?
    - is the draft 5 year plan on the website?
    - the purpose of the September meeting has always been to get member feedback. beginning to look like the board is not that interested in member feedback.
- Linda Guzzo:
    - Members should see the full questions and the answers received from the Board.
    - Are the By-laws and Ordinances' documents done by the previous committees going to be shared. A lot of work was done and the documents contained feedback from members but were never shared.
    - The document needs to be corrected. Items 12 and 14.
    - Where is the Management Company proposal that was documented in the letter we received prior to the election from individuals who were candidates for the Board?
    - Why are members not included in the drafting of the 5 year plan? There should be a request for volunteers.
    - The Board is doing the re-design but there has been no discussion of including members' input
- B-gfo (Barbara Fox)
    - wihen is the End of season member meeting that we usually hold at the Library? do we have a date yet?
    - yes it (June 17the Meeting summary) was forwarded to Carrie and also sent in the secretary email. as well
    - will charter revision committee be formed?
    - as Rose stated the September meeting is for member feed back not board updates