MIAMI BEACH ASSOCIATION
Board of Governors Meeting
Zoom
June 16, 2026
7:00pm- 8:30pm

Call to Order: 7:02pm - Gary Fox

Rollcall of Officers and Directors:

Position	Name	Present
President	Gary Fox	Yes
Vice President	Open	
Treasurer	Terri DeVito	Yes
Secretary	Barbara Fox	Yes
Director	Scott Boulanger	Yes
Director	Joe LaPenta	Yes
Director	Nancy Michalski	Yes
Director	Gary Schmidt	Yes
Director	Anthony Zaino	Yes
Director	Open	

Secretary Report:

- Motion to approve May 5 & May 19 2026 minutes. Motion by Gary S., second by Anthony. Discussion: No Discussion. All in favor by roll call vote.no opposed.

T**reasurers Report**:

- Motion to approve Treasurers report by Gary S. second by Joe. No Discussion. All in favor by roll call vote no opposed Motion carries.
- Tax bill will have option for 2 installments since there is only one mailing with a 2-part bill. Members can pay at one time or break it into 2 payments. Treasurer assured Board this will not be a cashflow issue. Terri stated this does not require a vote as she has the authority to make this change.
- If budget does not pass Terri will not be able to meet July 1 deadline. This is only if budget does not pass.
- **Correspondence:**

Old Business:

- **249 Shore Road:** Lease to Baltazar for 17 months beginning July 1 2026. Scott will send document to contractor once Board agrees. Motion to accept the office leases to Baltazar as presented. Motion by Scott, second by Joe. Discussion: we are also leasing 67 Corsino no contaminates can be stored has been added. Nancy suggested include membership before signing lease not for a vote just as an fyi. Due to members complaining about the lack of transparency by prior board when Building was refinanced. Scott wants this signed once finalized which may be prior to meeting. The financial position this will put the Association is on task. The building committee was looking to be cost neutral; this will buy the association time to explore more options for the building. The Association will be getting twice as much as we're getting now and a third more than budgeted.. All in favor via roll call vote motion passed.
- **Pond Road gate lawsuit:** Scott s/w Sharkey. The judge suggested removing one side of gate and leave 1 side and use signage. And ordered parties (attorneys only) to discuss among themselves the half gate will not work for MBA. Offered to give Calvanese's code to get to come and go as he pleases. He did not accept that option. The ultimate decision was to move gate back to pond & Corsino by June 29 and also provide him with the gate code. To move the gate permanently MBA will need membership approval. Calvanese will need to also be in agreement with gate placement. Gary F asked for the court documentation stating this. Scott stated we will not receive any but any member can go under the New London Courthouse and look for a docket under Miami Beach Association lawsuit. Calvanese's attorney is looking to remove all association gates as there is no record of when members voted to install any gates in the 1960's. After this lawsuit is over. We can take a vote again with members to put gate right back to where it is today. But we need to close this lawsuit first. Gary S. suggested putting a have gate with a jersey barrier leaving an opening wide enough to allow golf carts. When gate is moved back to Corsino, we will need to close the shoulder

and leave an opening for foot traffic only and place a do not enter sign at Biscayne and Corsino. Scott would like to install speed bumps at B11 for safety reasons, Gary F. would like a copy of legal opinion for our records. In case of future culpability lawsuits. To be clear, there are no records of a member vote, only record shows it will be moved to on a trial basis and the plan was to eventually move to the end of Pond Rd @ Hartford Ave.

New Business:

- Annual Meeting Prep. Draft agenda will be forwarded to Board for approval. Discussed order of topics. The WPCA info needs to be addressed in the separate WPCA meeting as Scott had stated. Committee reports: Entertainment, Security, Swan Brook, Roads & Improvements WPCA,
- Letter sent to some members: This year we had more meeting than any combination of years. Unfortunate that a group of people don't understand how much time and energy the Board has put in and accomplished. Unfortunately, the letter had no return address and no names to address.
- **Snow Plow Contract**: 5%increase and 2-year contract. Motion to accept snow plow contract of 5% increase for 2 years with Power Landscaping JP. Motion by Scott second by Joe. Discussion: no change in price to include office so this will include office building lot. Roll call vote all in favor motion passed.
- **Old Lyme Fire Dept request for Knox Lock program participation**: Would like to install this on our gates. $150 per lock. This allows access to all gates. Will someone on board have a key? Or will EMS volunteers have a key? Scott stated Old Colony & Old Lyme Shores will not be participating in this program. Scott stated the Pond Rd incident was a Town error and should never have happened. After discussion the Board is not aligned and this has been tabled.

- **Committee Reports:**
  - **WPCA.** Anthony asked Scott to provide a tentative schedule. Scott expects one by end of week. Scott feels mid-July earliest. Project will most likely start from Liberty going up to 156. Scott plans on having a meeting around July 8. Barbara reminded that we need to provide 14 days' notice for any meeting per section 9 of the charter
  - **Entertainment:** Great communication to date, Nancy suggested early entertainment event to kick off season, this will be the Pasta Dinner, also many of the upcoming events were suggested by Ashlyn Larson.
  - **Security**: The Town of Old Lyme will again drive Gator on beach from Hartford to B11 and will tape off a pathway for Gator.
  - **Swan Brook**: Town needs to be involved Need town to remove headwall grates Gary will follow through with Martha.
  - **Roads Committee:**

Adjourn Motion to adjourn by Anthony. second by Gary S. Adjourned 8:29pm

Next Meeting: June 20,2026 10am annual meeting