MIAMI BEACH ASSOCIATION
Board of Governors Meeting
September 17, 2026
Zoom
7:00 PM

CALL TO ORDER

Meeting called to order at **7:03 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	☑
Director	Joe Vivenzio	☑
Director	Anthony Zaino	☑

Quorum: A quorum **was** present.

MEMBER COMMENTS

Member	Comment
Nancy Michalski	Asked whether the Board would be addressing the petition submitted by approximately 40 members requesting an in-person September meeting.
Rose Germano	Suggested posting construction-related road closures and heavy activity on the MBA website to help members navigate the Association and access the beach. She also raised concerns regarding parking access and flooding near the recently repaved parking lot.
Nancy Michalski	Raised concerns about access for full-time residents and seniors during sewer construction and described conditions in the MBA parking lot as dangerous. She noted that she had spoken with Scott Boulanger regarding the amount of parking lot space being used for construction staging and asked the Board to address the situation.

SECRETARY'S REPORT

Review and approval of minutes from the previous Board meeting.

Motion to Approve: Dan Mellitt

Second: Vinnie Salierno

Discussion:

- None

Vote: 6 - yes, 0 - no

Result: Passed

TREASURER'S REPORT

Treasurer Terri DeVito presented the Treasurer's Report.

- As of September 10, 2026, the Association had approximately $650,000 in CDs and approximately $178,000 in the checking account.

- Terri clarified that the majority of the CD funds are designated for road repairs and that $100,000 from the operating account had been placed in a CD to earn interest while the funds were not immediately needed.
- Terri reported that all but one taxpayer had paid outstanding taxes from the prior year. She continues to attempt collection before referring the matter to legal counsel.

Motion to Approve: Dan Mellitt

Second: James Tarbell

Discussion:

- None

Vote: 6 - yes, 0 - no

Result: Passed

CORRESPONDENCE

Please refer to the document 'Correspondence Received Since Last Board Meeting of 08.20.26' on the MBA website.

SPECIAL MEETING PETITION

- Mark confirmed that the Board had reviewed the petition requesting an in-person September meeting.
- The Board agreed to hold an in-person meeting on **Sunday, September 27, 2026**, from **10:00 AM–12:00 PM** at the Old Lyme Library.
- A notice with the meeting date, time, and location would be sent to the membership.

COMMITTEE REPORTS

1. James Tarbell – By-Laws / Charter

- James reported that there was nothing new to report at this time.
- Mark noted that the Charter may also need to be reviewed because of inconsistencies and gaps between the Charter and By-Laws.

- James will contact MBA attorney Brendan Sharkey regarding the process and requirements for possible Charter revision.
- The Board discussed locating the most recent work completed by the prior administration on the By-Laws so that the current review can build upon that work.
- James welcomed input from members and former Board members who previously worked on the By-Laws.

2. Joe LaPenta – Roads / Drains

- The storm drain at Columbus and Venetian was cleaned after roots were found to be clogging it.
- Joe noted concerns regarding the amount of the MBA parking lot being used for sewer construction staging and planned to review the conditions.

3. Terri DeVito – Security

- Terri reported that the Association had a strong security crew this season.
- She received only two complaints during the summer, a significant decrease from prior years.
- Security expenses remain close to the budgeted amount, with May and June still remaining in the current fiscal-year budget.

4. Joe Vivenzio – Gate Policy

- Joe met with Gate Solutions and conducted a walkthrough of the Association's existing gate locations.
- The company discussed several possible gate systems and operating options and offered to meet with the Board for a more detailed review.
- Joe plans to meet with a second gate company in the coming weeks.
- Mark stated that he would like the Gate Policy developed and provided to members within approximately the next month, even if the specific type of gate system has not yet been determined.
- Mark noted that the future Gate Policy will need to address gate locations, operating times, days and weeks of operation, access, and other procedures, separate from the eventual selection of a specific gate system.

5. Vinnie Salierno – Owner / Rental Policy

- Vinnie reported that development of the policy is a work in progress.
- Members with recommendations or suggestions were encouraged to submit them to Carrie for distribution and consideration.

6. Mark Mongillo – Management Company Update

- The Board met with Premier Property Management to learn about the services the company could provide and the potential costs.

- The Board had not yet met following the presentation to discuss the proposal in detail.
- Mark stated that the next step would be for the Board to discuss the presentation and determine how to proceed and how best to present the information to members.
- James noted that the presentation provided additional insight into ways a management company could potentially improve member access to information, communication, and assistance with concerns.

Reminder: Mark reminded members that all Association correspondence should be submitted to the Secretary for documentation and distribution.

OLD BUSINESS

Action Items from Last Meeting

- **Begin detailing Year One of the Five-Year Plan** – Moved to New Business.
- **Review and respond to questions submitted through the Zoom chat** – Completed.
- **Individually categorize the MBA Work Items** – Moved to New Business.
- **Post the Executive Summary and clarify that it is not the Gate Policy** – Completed.
- **Post correspondence and consolidate similar questions and answers where possible** – Completed.
- **Post the August 20 meeting recording on the MBA website** – Completed.
- **Contact the management company to arrange the informational presentation** – Completed.
- **Begin developing an outline and strategy for addressing Swan Brook** – Moved to New Business.
- **Resend the June Board meeting minutes to Mark for review** – Completed. Mark clarified that the meeting date referenced in the prior action item should have been June 16 rather than June 17.
- **Provide Joe Vivenzio with information for an additional gate company** – Completed.

NEW BUSINESS

Year One of the Five-Year Plan

- The Board reviewed the draft Year One portion of the Five-Year Plan and discussed areas that need additional detail.
- Dan noted that the document establishes the overall strategy, with more specific action plans to be developed from it.

- Anthony emphasized the need to prioritize necessities versus niceties, particularly in light of upcoming sewer, road, and other financial obligations.
- The future of the MBA office building on Route 156 was identified as an item that should be addressed in Year One, including ongoing maintenance and plans for the property after the current rental arrangement ends.
- James recommended defining what it means for the Association to be financially responsible and establishing guidelines for reserves or contingency funds.
    - James, Dan, and Terri will work together to develop recommendations regarding financial guidelines and reserves.
- The Board discussed language in the draft concerning review of member properties.
    - Joe questioned the intended scope of the proposed exterior property review.
    - Discussion focused on property maintenance, safety, vegetation, sight lines, and the Association's rights-of-way.
    - James clarified that the intent was not to regulate cosmetic or aesthetic choices, but to develop clear criteria for circumstances that may require Association action.
- Scott suggested establishing the annual meeting date as far in advance as possible and beginning the budget-development process earlier.
    - He also suggested considering a separate budget meeting to allow members an opportunity to review and discuss the budget before the annual meeting.
    - Mark suggested beginning budget planning in February and providing opportunities for member input before the annual meeting.
- The Board agreed that the Year One plan needs additional detail under each major item, including how the item would be accomplished and a target timeframe.
- Member input will be incorporated as the plan is developed. Possible methods discussed included meetings and targeted surveys.
- The Five-Year Plan remains a draft and will continue to be revised as the Board and membership provide input.

Categorize MBA Work Items

- The Board reviewed a list of MBA work items originally developed approximately four years ago.
- Rather than treating the list separately, the Board discussed incorporating appropriate items into the Five-Year Plan.
- Board members will review the list and identify which items belong in Year One, later years, or should be considered for the future.
- Terri emphasized that many of the proposed items would have associated costs.
- The Board discussed prioritizing items based on necessity, cost, timing, and whether work should wait until the sewer and road projects are completed.
- Board members will continue reviewing and prioritizing the work items before the next meeting.

Strategy to Address Swan Brook

- The Board agreed that Swan Brook needs to be addressed as part of the Association's overall stormwater and drainage planning.
- Mark reported that member Jack Navaroli obtained an engineering proposal regarding the brook for approximately $4,500. The Board will review the proposal and determine whether to move forward.
- James is preparing revised language for a Freedom of Information request to the Town of Old Lyme regarding drainage decisions and water outflow into Swan Brook.
- James noted that existing MBA By-Laws and ordinances place responsibility for brook upkeep on adjacent property owners, but stated that members have not been provided clear written guidance regarding how that maintenance should be performed.
- The Board discussed prior work completed by the former Brook Committee, including vegetation removal, maintenance planning, permits, and property-owner permissions.
- James will contact Gary Fox and others involved with the previous Brook Committee to obtain prior documentation and build upon work already completed.
- Mark will schedule a meeting with the Town to further discuss the drainage issues. Board members and interested MBA members may participate.
- The Board will review both the information obtained from prior committees and the engineering proposal before determining next steps.

Storm Drainage Loan

- Scott reviewed the need to secure financing for MBA's portion of the storm drainage work associated with the sewer project.
- The proposed financing is a $1 million loan through Dime Bank, with a 10-year term at approximately 6% interest.
- Semiannual payments were estimated at approximately $67,000, with payments anticipated in February and August.
- Scott explained that the Association can borrow only once under the proposed arrangement and recommended borrowing enough to cover anticipated storm drainage costs rather than risk needing additional financing later.
- Funds not immediately needed may be placed in CDs to earn interest until required for project expenses.
- If the full amount is not ultimately needed, excess funds could be used to reduce the loan principal.
- The Board discussed establishing a separate storm drainage budget line item as part of future budgets.
- Scott stated that existing reserves should be sufficient for the initial payment and that future funding needs will be reviewed during the upcoming budget process.
- Scott estimated annual loan payments at approximately $134,000 ($67,000 semiannually), approximately $35,000 more than the $100,000 currently being raised for the project. He stated that the Association should be able to address the difference through existing funds and the future budget process.

- Anthony questioned borrowing funds before they were needed because of the 6% interest rate. Scott explained that the Association could only borrow once under the proposed financing and that Dime Bank had agreed to hold the 6% rate through the end of September.

Motion to Approve: Terri DeVito – Motion to move forward with a $1 million loan from Dime Bank for the storm drainage project.

Second: Dan Mellitt

Discussion:
- None

Vote: 6 - yes, 0 - no

Result: Passed

ACTION ITEMS FOR NEXT MEETING

- **Board:** Review the Year One portion of the Five-Year Plan and add details beneath each key action, including how the item would be accomplished and proposed timelines.
- **Board:** Review and prioritize the MBA Work Items and identify which items should be incorporated into Year One, later years, or addressed in the future.
- **James, Dan, and Terri:** Develop recommendations to better define financial responsibility, reserves, and contingency planning.
- **James:** Contact Brendan Sharkey regarding possible Charter revision and the relationship between the Charter and By-Laws.
- **James:** Contact Gary Fox and others involved with the prior Brook Committee to obtain information and documentation regarding previous Swan Brook work.
- **James:** Finalize proposed Freedom of Information request language regarding Swan Brook and Town drainage decisions.
- **Board:** Review the engineering proposal regarding Swan Brook and determine whether to move forward.
- **Mark:** Post the Swan Brook engineering proposal on the MBA website.
- **Mark:** Schedule a meeting with the Town regarding Swan Brook and drainage concerns.
- **Joe Vivenzio/Board:** Continue development of the Gate Policy, including gate locations and operating parameters, with the goal of providing a proposed policy to members within approximately the next month; continue gathering information from gate companies.
- **Scott:** Move forward with the approved Dime Bank loan process for the storm drainage project.

GOOD AND WELFARE

- Mark asked members to notify Carrie if they are aware of any Association member who is ill, experiencing hardship, or has passed away so the Board can respond appropriately.
- Mark noted that sympathy or other appropriate cards can then be sent on behalf of the Association.

NEXT MEETING

Next Board Meeting: October 22, 2026, 7:00 PM – 9:00 PM, via Zoom

Note: This is a change from the previously scheduled meeting date.

An in-person membership meeting would be held on **Sunday, September 27, 2026**, from **10:00 AM–12:00 PM** at the **Old Lyme Library**.

MANAGEMENT COMPANY DISCUSSION

- The Board returned to discussion of Premier Property Management and the services presented to the Board.
- Terri stated that while she believes a property management company could be beneficial in the future, she did not believe this was the appropriate time to move forward.
- Terri expressed concern that the presentation focused primarily on HOAs and condominium associations rather than special tax districts and noted that information regarding other special tax districts managed by the company had not yet been provided.
- The proposed management company cost was approximately $37,000 annually. Terri noted this expense in conjunction with other upcoming Association financial obligations.
- The Board discussed enforcement and collection of fines. Terri noted that the management company would not provide a new mechanism for collecting unpaid MBA fines.
- Dan asked about the Association's history and ability to collect fines and whether a management company would improve that process.
- Anthony questioned the added benefit of paying approximately $100 per day for management services when many decisions and responsibilities would still require Board involvement.

- Joe LaPenta agreed with concerns raised regarding cost and timing and questioned whether the company could provide sufficient oversight of services such as security.
- Mark noted that the Association currently relies heavily on volunteers and raised the longer-term question of whether that model will remain sustainable.
- No action was taken. Mark stated that the Board would continue the management company discussion at a later date.

ADJOURNMENT

- **Motion to Adjourn:** Anthony Zaino
- **Second:** Terri DeVito
- **Vote:** Passed
- **Meeting Adjourned:** 9:02 PM

POST BOARD MEETING

- In response to the Town / Sound View Committee request to establish an ordinance prohibiting large group assemblies on our beach, the Board agreed to draft their own ordinance specific to Miami Beach. This was directly related to a social media post that had targeted Sound View for an upcoming large social gathering of the Black & Brown Group (no connection to race or color). The concern was allowing a DJ on the beach with amplifiers, loud music, food, picnicking, games, tables, etc. Although the venue was moved to New London due to the Towns objection of the event, the MBA Board agreed with the Sound View Commission that this type of venue could easily move to Miami Beach in a moment's notice, especially with the speed of social media. The following ordinance was crafted, voted on and approved by our Board.

The following are prohibited on Miami beach: amplified music or amplified voice, DJs, PA or sound systems, generators, catering, vending, or commercial food or beverage service.

Additionally , No person or group not recognized as a deeded owner in Miami Beach, shall reserve, cordon off, or claim exclusive use of any portion of the beach, or erect tents, staging, seating, or similar structures. Deeded members must request and receive approval from the Board of Governors.