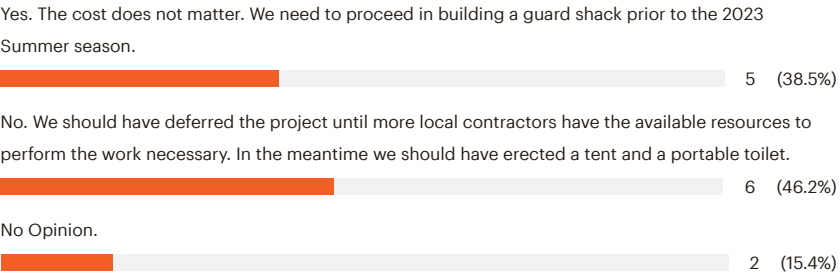


The MBA Capital Project and Officer Job Approval Opinion Survey, May, 2023

All Responses	Question 1: On March 29, 2023 or thereabouts, the MBA board voted to award a contract to build a guard shack. Should the board have proceeded with the out-of-county contractor to build the guard shack at the 85,000.00 dollars price tag or waited until the Fall, soliciting additional local contractors to bid on the work, when local contractors are more likely to have available resources to get the job done?	Question 2: The out-of-county contractor that the board awarded the Guard Shack bid to is Champ General Contractors. The owner of Champ General Contractor, Gene Kirwin, is a cousin of community president, Paul Bradley. The members of the board reportedly knew that Kirwin is related to Paul Bradley prior to soliciting the bid from Champ General Contracting. Should the homeowners association's board of directors consider proposals from the family member of a member of the board, or should the board only solicit bids from arms-length vendors?	Question 3: Paul Bradley is currently the president of the Middlesex Beach Association. Bradley is also a board member. Do you approve or disapprove of the way Paul Bradley is handling his job as president?	Question 4: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 5: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 6: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 7: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 8: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 9: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 10: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 11: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 12: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 13: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 14: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?	Question 15: The board of directors has approved the proposed budget for the 2024 fiscal year. Do you approve or disapprove of the proposed budget?
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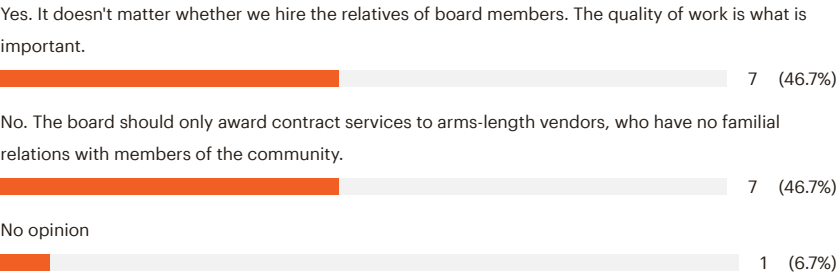
Question 1 has 13 answers (Radio Buttons)

“On March 29, 2023 or thereabouts the MBA board voted in favor of commissioning a capital project to build a guard shack in executive session, replacing the original one at the common walkway to the beach on Bridge Road. The plan is to build a small structure on a 9’ 9” by 20’ footprint. The structure is to include a small bathroom, having plumbing and electrical service, and a storage area. The structure includes a roof and allows pedestrians to pass through the structure on something of a patio to one side. The contract value of building project is 85,000.00 dollars or thereabouts. The board reportedly solicited bids from two local contractors and a third contractor from out-of-county. One of the two local contractors reportedly did not have available resources to perform the work prior to the June 1, 2023 deadline and did not submit a bid. The other local contractor reportedly submitted a bid that did not include electrical service, but was 30K dollars less than the bid from the out-of-county contractor. Should the board have proceeded with the out-of-county contractor to build the structure at the 85,000.00 dollars price tag or waited until the Fall, soliciting additional local contractors to bid on the work, when local contractors are more likely to have available resources to get the job done?”



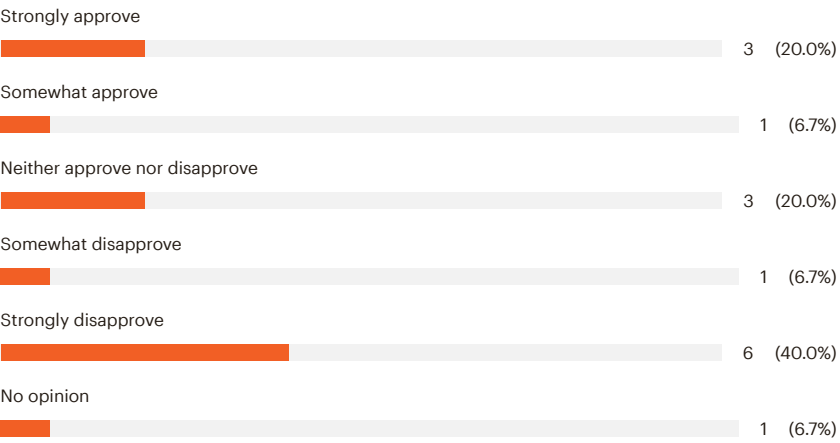
Question 2 has 15 answers (Radio Buttons)

“The out-of-county contractor that the board awarded the Guard Shack bid to is Champ General Contractors. The owner of Champ General Contractor, Gene Kirwin, is a cousin of community president, Paul Bradley. The members of the board reportedly knew that Kirwin is related to Paul Bradley prior to soliciting the bid from Champ General Contracting. Should the homeowners association’s board of directors consider proposals from the family member of a member of the board, or should the board only solicit bids from arms-length vendors?”



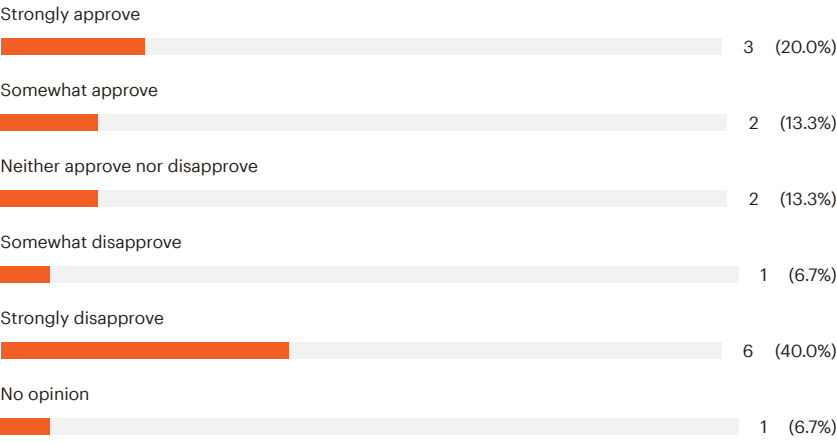
Question 3 has 15 answers (Radio Buttons)

“Paul Bradley is currently the president of the Middlesex Beach Association. Bradley is also a board member. Do you approve or disapprove of the way Paul Bradley is handling his job as president?”



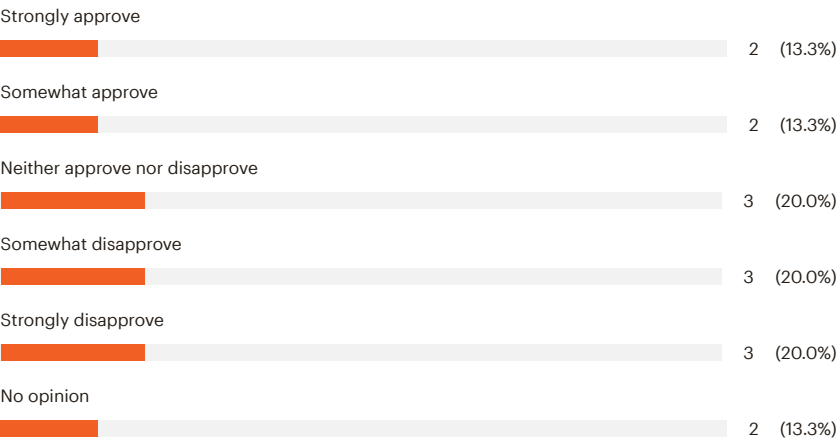
Question 4 has 15 answers (Radio Buttons)

“Margie Cyr is currently the immediate past-president of the Middlesex Beach Association. She is also the chair of the building committee and polices the community for covenant violations. As immediate past-president Cyr is also a board member. Do you approve or disapprove of the way Margie Cyr is handling her job as chair of the building committee?”



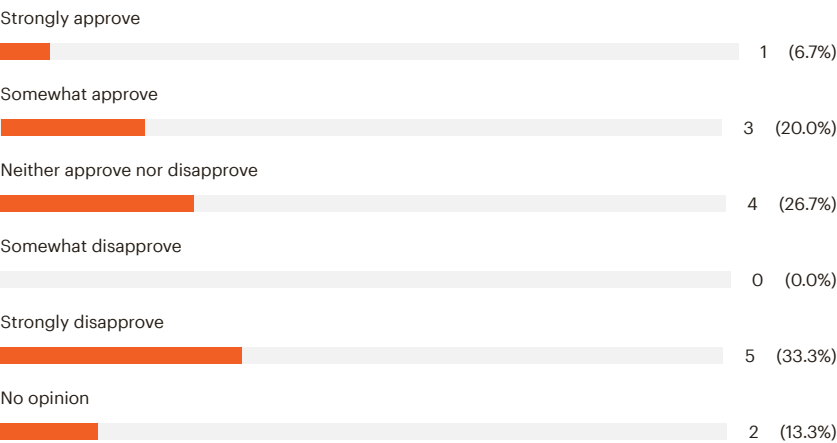
Question 5 has 15 answers (Radio Buttons)

“Ron Thomas is currently the vice president of the Middlesex Beach Association. Thomas is also the chair of the community facilities committee. Thomas is also a board member. Do you approve or disapprove of the way Ron Thomas is handling his job as vice president and chair of the community facilities committee?”



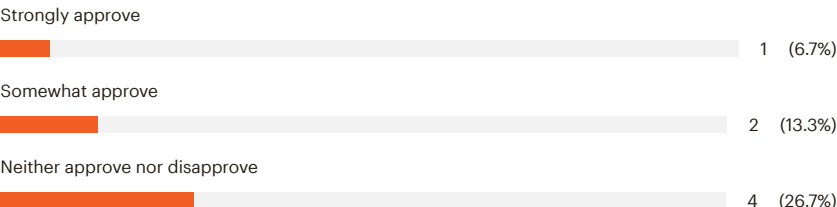
Question 6 has 15 answers (Radio Buttons)

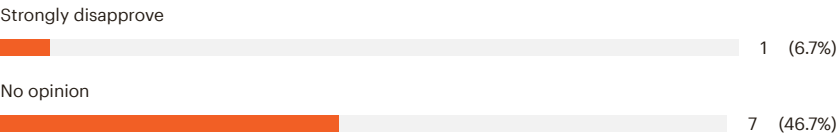
“Jerry Kafka is currently the Treasurer of the Middlesex Beach Association. Kafka is also the chair of the budget and finance committee. Kafka is also a board member. Do you approve or disapprove of the way Jerry Kafka is handling his job as treasurer and chair of the budget and finance committee?”



Question 7 has 15 answers (Radio Buttons)

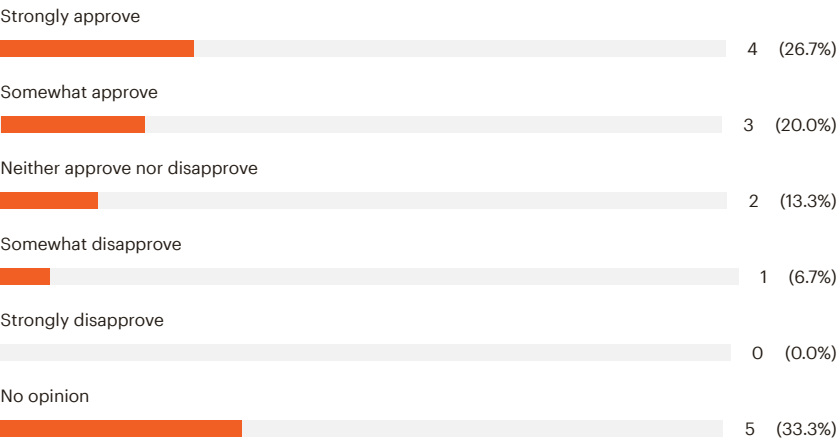
“Bob Wood is currently the acting secretary of the Middlesex Beach Association. Wood is also a board member. Do you approve or disapprove of the way Bob Wood is handling his job as secretary?”





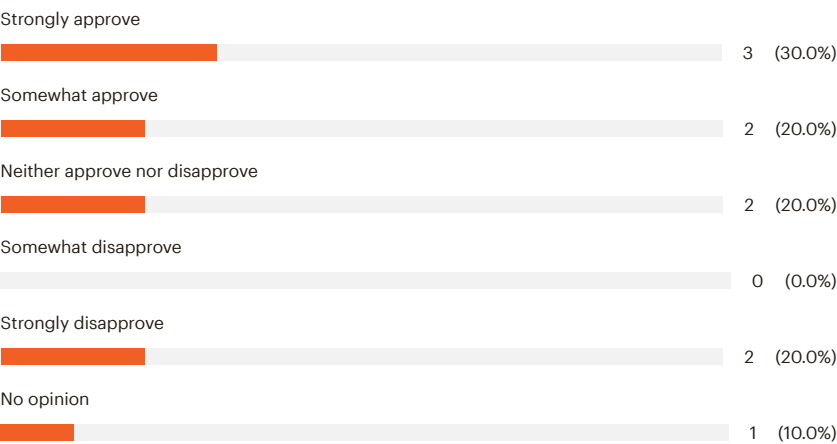
Question 8 has 15 answers (Radio Buttons)

“Kerry Hall is currently the chair of the community patrol committee. Hall is also a board member. Do you approve or disapprove of the way Kerry Hall is handling his job as chair of the community patrol committee?”



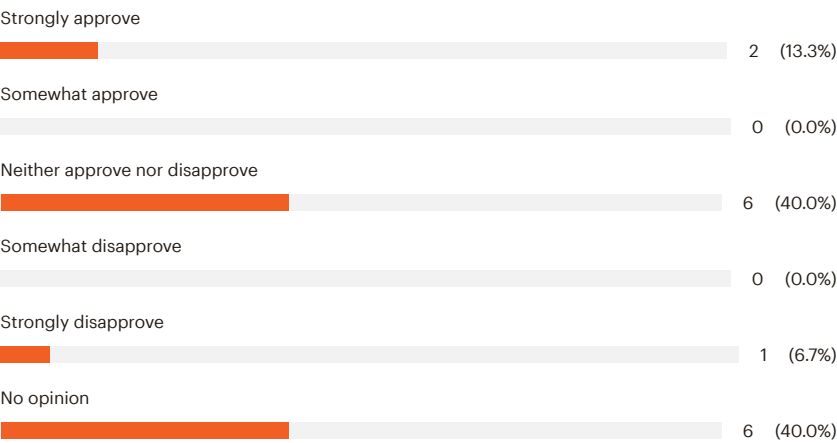
Question 9 has 10 answers (Radio Buttons)

“Nora Alter is currently a board member. Do you approve or disapprove of the way Nora Alter is handling her contributions as a member of the board?”



Question 10 has 15 answers (Radio Buttons)

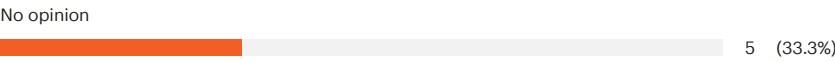
“Don Deraska is currently a board member. Do you approve or disapprove of the way Don Deraska is handling his contributions as a member of the board?”



Question 11 has 15 answers (Radio Buttons)

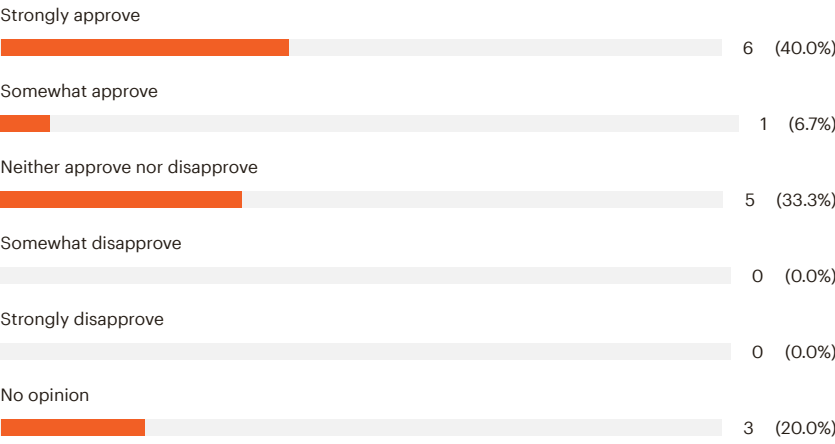
“Holly Fluty Dempsey is currently the chair of the landscaping committee. Fluty Dempsey is also a board member. Do you approve or disapprove of the way Holly Fluty Dempsey is handling her job as chair of the landscaping committee?”





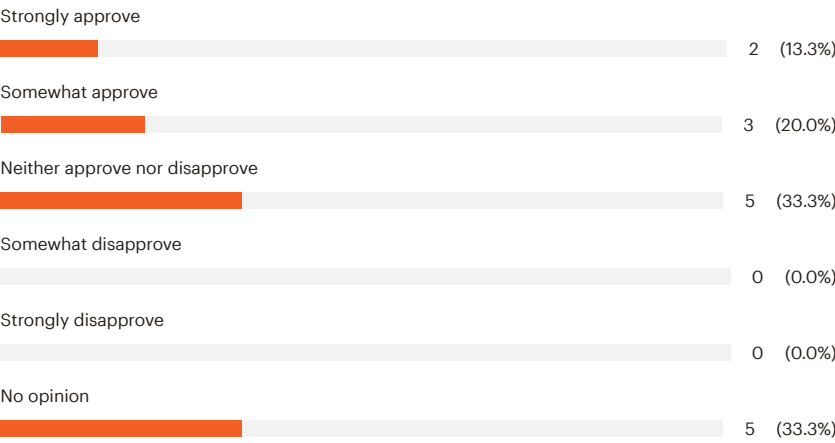
Question 12 has 15 answers (Radio Buttons)

“Mark McCulloh is currently the chair of the beach patrol committee. McCulloh is not a board member. Do you approve or disapprove of the way Mark McCulloh is handling his job as chair of the beach patrol committee?”



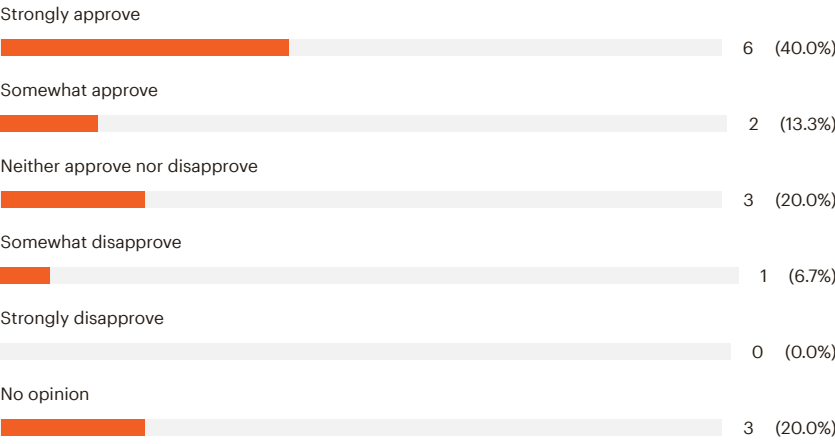
Question 13 has 15 answers (Radio Buttons)

“Bill Gay is currently the chair of the commercial committee. Gay is not a board member. Do you approve or disapprove of the way Bill Gay is handling his job as chair of the commercial committee?”



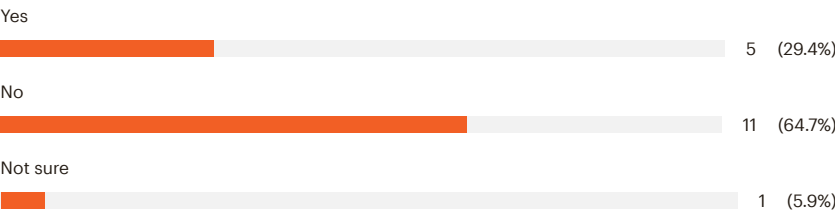
Question 14 has 15 answers (Radio Buttons)

“Kate Munteer is currently the chair of the social committee. Munteer is also one of two administrators of the ad hoc, Middlesex Beach Neighbors social media page. Munteer is not a board member. Do you approve or disapprove of the way Kate Munteer is handling her job as chair of the social committee?”



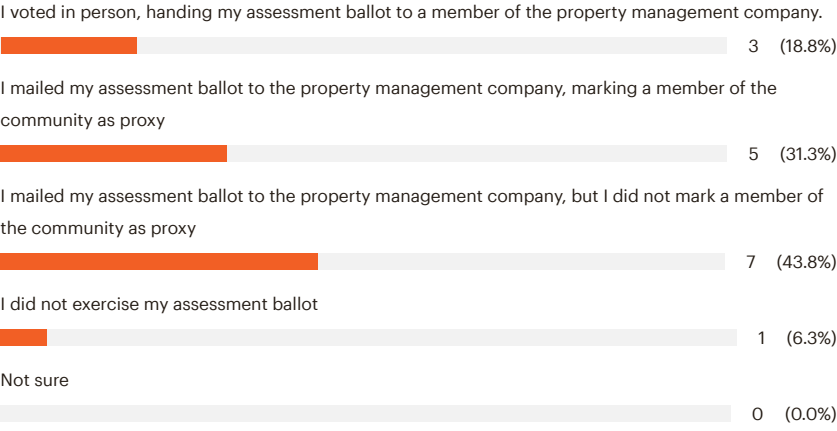
Question 15 has 17 answers (Radio Buttons)

“Did you attend the community meeting held on Saturday, May 6, 2023?”



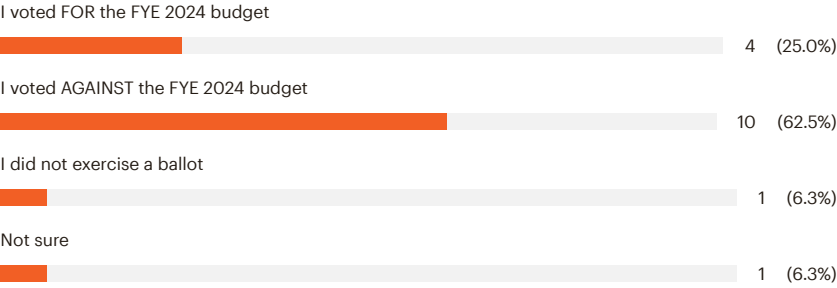
Question 16 has 16 answers (Radio Buttons)

“How did you vote for the Fiscal Year End 2024 budget, proctored on May 6, 2023?”



Question 17 has 16 answers (Radio Buttons)

“Did you vote for or against the FYE 2024 budget? ”



Question 18 has 17 answers (Radio Buttons)

“Did you virtually attend any of the board meetings over the course of the past year via conference call or otherwise?”

