

From: 15Dune <dave@dawbeach.com>
Sent: Tuesday, August 13, 2024 4:08 PM
To: Gregory Pichler
Cc: MBA BOARD
Subject: RE: Association Documents Request

Greg:

I appreciate the congrats on my election as MBA President.

Your request to review MBA proxy ballots for the September 2023 election has been reviewed. Please be advised that your request is denied for failure to state a proper purpose under Delaware law and failure to comply with 8 Del. C. 220. All books and records requests require that a proper purpose be stated to review the records and your request fails for the following reasons:

1. Your unsupported belief that unidentified board members in addition to Margie Cyr engaged in ballot harvesting does not state a factual basis. You have presented no meritorious allegations or credible evidence of wrongdoing, and therefore your request does not support a proper purpose.
2. You are factually incorrect. Board members did not handle the ballots and did not count the ballots. Rather, the property management representatives counted the ballots and the counting was checked by two MBA community members who were not board members. There was no board involvement.
3. Your request based on your "belief" does not provide any credible basis to infer that "ballot harvesting" occurred.
4. In addition, your request does not meet the requirements of 8 Del C. 220.

--dave wiecking
President, Board of Directors
Middlesex Beach Association

From: Gregory Pichler [mailto:gregory.pichler@verizon.net]
Sent: Thursday, August 8, 2024 10:46 AM
To: president@middlesexbeach.org
Cc: Board@middlesexbeach.org
Subject: Association Documents Request

David,

Again, congratulations on your promotion to MXB president.

I am in receipt of Paul Bradley's response, dated April 28, 2023, to my request for access to the ballots of previous board elections.(see attached) I have since reviewed Bradley's e-mail message with Dean Campbell, a litigation specialist operating in Sussex County. Campbell advises, and I verily believe, that none of Bradley's three reasons to deny access to what are corporate

documents have any merit.

I again ask for access to all of the ballots proctored for the board elections, dated Saturday, September 2, 2023 for the purposes of conducting a forensic audit.

I believe that a number of board members including Margie Cyr, have engaged in ballot harvesting. I believe that these board members effectively put their thumb on the election to proctor ballots in favor of Ms. Cyr as opposed to the other competing candidates. I believe they accomplished this by overwriting members selections on ballots that were entrusted to them to proctor.

According to a recent independent survey, Ms. Cyr has more strongly oppose responses regarding her performance as a member of the board than strongly approve. I believe that if it were not for these ballot harvesting activities she would not have succeeded in winning another two year term.

I look forward to your cooperation on this matter.

Yours very truly

Greg Pichler
5602 Glenwood Road
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