

Statement by David Wiecking, 15 Dune Road

I understand that there are community members who wish to place my name in nomination for a two year term to the Board of Directors at the upcoming September 3, 2022 Community Meeting. After consulting with some friends in the community, **I have decided to allow my name to be placed in nomination. I am sorry for any inconvenience or confusion that might be caused by my late entry. If you choose to vote for me, please read how to cast your ballot in the “How Do I Support You” section near the end of my lengthy statement.**

If elected, I WILL SERVE to the best of my ability

For those who are unaware, I was a member of the MBA Board from 2001-2016, including 7 years as President. During those 15 years, I also served as Vice President, Treasurer and Secretary, in addition to chairing the Community Facilities Committee and working directly with several other committees (primarily Budget, Security, Beautification and helping the Building Committee document its desired procedures) I also set up the first website using the domain name www.middlesexbeach.org.

I spearheaded an effort to reorganize and rewrite our Restrictive Covenants; my first draft is dated November 2004, and they were finally approved by the necessary 60% of the community in May 2016. During that period, it became apparent that our top level document, the Certificate of Incorporation, also needed updating, so we tackled that also. My first draft is dated November 2005, and it was approved in June 2010. Notable among the changes were restrictions on the Board’s ability to enter into certain types of agreements on behalf of the Association without membership approval, and also allowing Board membership to those who owned their property thru an LLC or similar entity.

Prior to September 28, 2009, the Board had the power to amend our Bylaws by majority vote, and different Directories thru the 90’s (whether intentional or not) had varying language. The landmark DUCIOA legislation required Community approval for any subsequent changes, and regrettably the changes the Board passed on September 26, 2009 (reducing the number of meetings required each year, allowing electronic meetings, and restricting the consecutive length of time someone could serve as President) were not worded as precisely as they could have been. My first notes on proposed changes are dated December 2005. If elected, I would like to complete this task, particularly as it relates to Board elections.

After 15 years, I needed a break. Even though there were many Community (and Board) members who wished I would continue in office (or seemed to assume I’d stick around forever), I stepped down to preserve my own sanity.

During my 15 years, I focused on Community Facilities issues. Even though at least one Community Meeting thru the 90’s would always spend an hour talking about drainage, nothing was done. I did extensive surveying on my own (thanks to the MBA’s purchased laser level) and we did extensive work thru the years aligning the culverts under various driveways and tweaking open ditch bottoms in an actual downhill configuration in an attempt to literally “drain the swamp”. I am pleased to see the current Board devoted resources to this problem this past spring, although I do take issue with some of its specifics. If elected, I would like to think I would have some input as to how this work is continued.

The MBA-purchased laser level also came in handy as we prepared for the Army Corps of Engineers first Bethany area beach renourishment project in the fall of 2007, which was the last time we were allowed to mechanically scrape sand from our beach into our dunes. I will never forget the first night I snuck out onto our newly built beach, and looked back at our dunes over 300’ away. Those new to the community over the past 14 years probably take for granted that we have over 100’ wide dunes in front of a beach that is nearly 250’ wide as I type this. I assure you that we struggled before that with an ocean that frequently lapped to the base of narrow dunes that were in some cases only 20’ from ocean front houses. I am quite pleased that recent Boards have taken the steps necessary to increase the dunes thru the use of snow fencing, and has put in place a plan to keep our beach PRIVATE, and as large as possible should we be hit with a major storm.

I should mention other projects I worked on:

- replacing the wooden walkways and beach stairs with paver stones and sandy ramps
- implementation of footwashes at each community dune crossing

- widening oceanside Bridge Road to provide a safer space for pedestrians between the highway and Guard House (a project that included reworking our entrance signs, and was supposed to include returning lights to these signs- another small item I'd like to complete)
- nudging DeIDOT to provide asphalt pedestrian/bicycle paths across the Rt. 1 median and working to provide safer pedestrian areas thru the commercial district
- designing and building metal framed highway gates, which have significantly reduced the necessary maintenance
- working with the Center for Inland Bays, South Bethany and Sea Colony on drainage swales and landscaping in the Rt. 1 median, which not only beautified our median, but improved the water quality in the SB canal system

I could go on, but why bother? If you're not aware of the significant contributions I made to the community earlier this century, and if the above summary isn't enough to convince you I would be a useful Board member, by all means vote for any of the 5 candidates officially nominated by the Nominating Committee. I believe each of them would make fine Board Members. I truly apologize if my candidacy is successful and takes a Board position away from someone else deserving. I believe the Board works best when it has a mixture of old (or rather "experienced") and new talent. But I believe there's something to be said for getting the input from those who have faced our community's issues before, even if they choose not to adopt such input. If I am not elected, I will still hopefully be allowed to contribute to the functioning of the Community Facilities Committee and perhaps others.

I would like to point out that website I left behind in 2016 was rather primitive, and had only one community wide password for access to private information. I applauded the subsequent changes made to provide accounts for each property to view such content. But with that change to require personally-identifiable information to view most of the content, I believe the Board has the responsibility to explain who has access to this information, and what use is made of it. I have expressed this thought to various Board members through the years, and was pleased to note that a "Terms and Conditions" document was posted last fall. Then I read it, and discovered that it does not remotely address my concern, but rather makes me a criminal for having the wording www.middlesexbeach.org in a document on my hard drive (read the Terms and Condition document yourself, please!). Because of these issues, I have not visited most of the website since 2016, and am therefor rather uninformed about some specifics of what has occurred in the community recently. If elected, I will seek to rectify both of these issues.

One more thing: in 2009, MBA held a "50 Summers of Middlesex" celebration on Labor Day weekend on the beach (which conveniently aligned with my stepping down after 5 years as President) and had a similar event in 2014. I would absolutely work towards such a celebration in 2024.

OK; I'm convinced. But I've already submitted my ballot. How do I support you?

You may submit a second ballot. If 2 ballots are received from a particular property, the most recently dated one is the one that counts. You may print out another ballot using the link in the email that President Bradley sent out on Monday of this week. If you wish, you may email (Hope Wagner Hope.Wagner@casinc.biz) or call (410-524-1500; x203) our property manager at CAS and ask for them to email a blank one and write in my name. (I would like to take this opportunity to apologize to them for the extra work my late candidacy has caused them, and again to the Membership for any confusion caused by my late entry!) There will be blanks available at the meeting on Saturday, should you wish to change your vote from what you might have previously submitted. The important thing is to make sure that you put the proper date on your ballot. If you are so inclined, you could also write "this ballot replaces any other ballot previously submitted for this property" on the ballot. The ballots are all tabulated by human beings, so anything you can do to make your intent clear should be honored.

If you do choose to vote for me, I thank you, and honestly believe you won't regret it.

Oh yeah; the "candidate background" part

15 Dune owner since May 1991; vacationed in MB in the 80's. Civil Engineering degree from U Md; 15 years as a Patent Examiner at the USPTO (83-97); self-employed computer consultant 97-??, but business tailed off as I spent more and more time on MBA activities. Under Chairman Ron Thomas, I am currently a member of the Community Facilities Committee.