

GENERAL MEMBERSHIP MEETING MINUTES  
April 19, 2014



President Barbara Reniak at 10:00 a.m. called the meeting of the General Membership of the Montego Bay Civic Association to order. The President led the Pledge of Allegiance.

**Roll Call of the Board of Directors and Officers:**

|                                    |   |                       |   |                    |   |
|------------------------------------|---|-----------------------|---|--------------------|---|
| President Barbara Reniak – Present |   |                       |   |                    |   |
| P = Present                        |   | Voting Members        |   | A = Absent         |   |
| Linda Herzberg, VP                 | P | Monica Cofiell, Treas | P | Tony Kendrick, Sec | P |
| George Carter                      | P | Sue Frankowski        | P | Eileen Furnari     | P |
| Dennis Julian                      | P | Barbara Rayner        | P | Kim Schulz-Goss    | P |
| Tom Seibold                        | P | John Shifflett        | P | Mary Jane Maxwell  | P |

Proof of Notice: By virtue of attendance of Owners, it is proof of notice. The notice was in the newsletter, on the website, on the digital message board, and in previous minutes (all in advance of 30 days).

**Roll Call of the Committee Chairmen:** Committees represent the largest portion of the Association workforce benefitting the community and the General Membership.

| Chairman        | Committee                     | Attendance |
|-----------------|-------------------------------|------------|
| Bill Trumpler   | Advisory & Strategic Planning | A          |
| Tony Kendrick   | Architectural & Permit Review | P          |
| Kathie Kendrick | Budget & Finance              | P          |
| Tony Kendrick   | By-Laws and Declaration       | P          |
| Tony Kendrick   | Communications                | P          |
| Alin Springer   | Nominating                    | A          |
| Steve Genua     | Parks & Pond                  | P          |
| Eileen Furnari  | Pools & Recreation            | P          |
| Roger Bellarin  | Neighborhood Watch            | P          |
| Linda Herzberg  | Beautification Sub-Committee  | P          |

Based on only 32 lots (32 votes) represented by owners and Board members present, a quorum was not achieved for business to be conducted.

|   |                                  |               |
|---|----------------------------------|---------------|
| Motion: Tony Kendrick<br>Seconded: Linda Herzberg | <b>Motion to adjourn</b>         | <b>Passed</b> |
| Voted in Favor: n/a                               | The Board and General Membership |               |
| Abstained: n/a                                    |                                  |               |
| Voted Against: n/a                                |                                  |               |

DISCUSSION: The Bylaws require a quorum to be, at a minimum, 40 lots (40 votes) represented and not 40 owners. The total number of lots represented was 32. The President proposed that the meeting adjourn; however, anyone with questions and concerns can speak and those can be discussed.

The meeting adjourned at 10:04 a.m.

Submitted By: Tony Kendrick, MBCA Secretary

## Summary notes of informal owner discussions on April 19, 2014

- Question about security cameras – after a meeting with owners, the sub-committee recommended to the Board not to pursue purchasing, installing, and maintaining a security system for the community. Therefore, such a system will not be budgeted.
- Question about security of the Oyster pool, putt-putt, and tennis court areas. When aware of afterhours break-ins and vandalism, some owners around those amenities call the police and report it. In addition to a motion detector light, would a motion activated sound alarm be an annoyance or a help to call the police and report a break in? The consensus was that a loud alarm would not be a bother because it would also alert the homes around those areas of the presence of criminals and/or vandals and they can secure their own property and make a police report.
- The Neighborhood Watch member reported they were in the process of getting more Neighborhood Watch signs to post throughout the community. Currently there is only one sign.
- The gate for the tennis court at the end of Sunshine Lane will be moved to the opposite side of the fence so that you can play tennis without the pool needing to be open.
- Question - what happens if a membership card does not work and the office is closed? “Do I have to miss a day at the pool until the office is open?” It was pointed out that only 13 volunteers are running the Association for you and they cannot be available 24 hours a day. In the event a card does not work, perhaps there is a friend or neighbor who would unlock the gate and let you in until you can come to the office.
- The owners rejected the suggestion that the lifeguards could check personal ID against a list of all owners and let them in if their card doesn't work. The lifeguards are there to protect the people in and around the pool and are not to focus on other activities that do not contribute to safety.
- A card that does not work is more likely intentionally deactivated and not because of a malfunction. The person with a card that “does not work” may have stolen the card and it is not working because it has been deactivated – or they are not a member in good standing. Opening the gate for a non-working card makes them your guest and you become responsible for their behavior.
- The membership card is issued once and from then on, it will be electronically managed without the need to come to the office. When selling the property the card should be given to the new owners, along with other keys, at settlement. To replace a lost card will be \$125 (and the lost card will be deactivated). If the card malfunctions there will be no replacement fee as long as the card is turned in – you have to return a card to get another card without cost to you.
- An owner added that the type of cards the Association will be using are durable and can stand up to a lot of abuse.
- Owners in attendance were encouraged to run for the Board and declare their candidacy by the first Friday in June.
- Owners were also encouraged to join the Neighborhood Watch. The time requirement would be about one evening every two months. The more Watchers who volunteer will make it even less frequent. The hours preferred are after dark. The Watchers go out every evening in June and just Friday and Saturday evenings the rest of the year.

- The recommendation from the Architecture and Permit Review Committee to the Board regarding garages will be to put it before the general membership whether to allow garages as long as they fit within the footprint of the home. There would still need to be a two-car parking pad “open to the sky” (therefore, no carports). It would be a choice of the owner whether to give up living space within the footprint of their home to have a garage.
- It was clarified that 15-foot side walls have always been the code restriction for Montego Bay. Just because owners, builders, and Board decisions in the past did not take advantage of the code and build taller homes does not mean taller homes were not allowed. There was nothing in the community governing documents that restricted the height of homes in Montego Bay less than what the city code allowed. An owner mentioned that, like the other speakers, they believed the misinformation (misinterpretation) that Montego Bay and builders gave them; but it was their own fault for not doing their own research. It is the owner’s responsibility.
- It was clarified that the Board had approved homes wider than 24-feet at least since the 1990’s because such homes exist in the community. The 1992 restrictions gave the Board the authority to approve wider homes because the full sentence said that no homes could be wider than 24 feet “unless there was written approval by the Board.” The precedent was set by multiple approvals of wider homes (that met City setback requirements) by previous Boards. The 2014 restrictions followed the precedent by stating that all homes on all lots must meet the city setback requirements.
- A light was reported as being out for 7 weeks. It was pointed out that there are more than 1600 streetlights in the community and only four volunteers who replace light bulbs. During the brutal weather last winter, some evenings the volunteers did not go out to change light bulbs. If you notice a light bulb has been out for 7 weeks, help out, be a volunteer for one light bulb, and change it instead of complaining about it. You can use your own light bulb or you can come to the office and get a light bulb. But, help out.
- There is a Montego Bay Facebook page that is independent from the Board or Association. Members were encouraged to join the page and read what members are saying.
- Those who want to have a Bocce Ball Court in Montego Bay will need to form a community committee, do some research into installation and maintenance cost options, and make a recommendation to the Board. Because there has been a lack of broad interest it does not justify adding this to the Board volunteers workload for follow-up. And, because it would be an additional amenity that the Association would be required to maintain, once the information is available, it would need approval from the general membership to expend the funds and to agree on a location(s).
- An owner commented that they have been coming to the meetings for the past eleven years, “and to be perfectly honest with you, you guys are doing an outstanding job. It is so different from before. There was a time we couldn’t even speak at meetings. I applaud you guys.”