



Board of Directors Meeting Minutes June 14, 2014

NOTICE: *These minutes are an extemporaneous reconstruction of the meeting due to mechanical failure of the recording device.*

President Barbara Reniak at 9:00 A.M, called the meeting of the Board of Directors of the Montego Bay Civic Association to order. The President led the Pledge of Allegiance.

Roll Call: The President and 10 voting members were present.

President Barbara Reniak – Present					
P = Present		Voting Members		A = Absent	
Linda Herzberg, VP	P	Monica Cofiell, Treas ¹	P	Tony Kendrick, Sec ¹	A
George Carter ¹	P	Sue Frankowski ²	A	Eileen Furnari	P
Dennis Julian	P	Mary Jane Maxwell	P	Barbara Rayner ¹	P
Kim SchulzGoss ¹	P	Tom Seibold ¹	P	John Shifflett ²	P

Good of the Association:

- Bonnie Harbold, Owner, spoke regarding their request to have the Board approve the construction of a two-car garage attached to their home. Their lot would still have a two-car outside parking pad required by the City. Members of the Board responded briefly and also during the business portion of the meeting regarding the request.
- The President asked if any other owners in attendance wanted to speak.
- No owner wished to speak. The President then announced that the business portion of the meeting would begin.

Business Meeting – Director and Officer and Committee Member participation only

President’s Report:

- The President announced the resignation of Kathie Kendrick as Chairman of the Budget and Finance Committee, and thanked her for her three years of assistance to the community. She mentioned how Mrs. Kendrick and the Treasurer have worked together spearheading long-term financial planning and oversight initiatives to ensure the Association has a constantly health financial standing for long-term security.
- The President announced the appointment of Kathy Trumpler as Chairman of the Budget and Finance Committee.
- The President announced membership cards are being issued and are to be used to access the gate locks or the two pools and the two tennis courts. It is evident by fewer tennis players that non-owners and their guests in past years have had to wait for unauthorized users who were using the tennis courts. It is also noted that attempts by non-owners or their guests to enter the pool areas have decreased as well. The President thanked and encouraged owners not to open the gates to anyone who does not have a membership card.

Secretary’s Report:

- The Executive Committee carried out approving the minutes of the April 12, 2014, Board minutes on April13, 2014, and they were posted on the web.

Motion: Tony Kendrick Seconded: Monica Cofiell	Approve the minutes of the April 12, 2014, Board Meeting.	Passed
Executive Committee Voted in Favor: 5	Monica Cofiell, Linda Herzberg, Barbara Reniak, Tony Kendrick, Tom Seibold	
Abstained: 0		
Voted Against: 0		

DISCUSSION: None.

- The President called for the vote. Passed.

Treasurer’s Report:

Motion: George Carter Seconded: Dennis Julian	Approve the May 2014 monthly budget report as presented.	Passed
Voted in Favor: 10	George Carter, Monica Cofiell, Eileen Furnari, Linda Herzberg, Dennis Julian, Mary Jane Maxwell, Barbara Rayner, Kim Schulz-Goss, Tom Seibold, John Shifflett	
Abstained: 0		
Voted Against: 0		

DISCUSSION: None.

- The President called for the vote. Passed.

Old Business: None.

Committee Reports:

Advisory and Strategic Planning, Bill Trumpler, Chairman

Architecture and Permit Review, Tony Kendrick, Chairman

- The Architecture and Permit Review Committee meeting was announced on April 12, 2014, and took place at 9:00am on April 19, 2014, at the MBCA Office. The topic of the meeting was whether to allow garages in Montego Bay.
- In the absence of the Chairman, Gene Cofiell presented the recommendation of the Committee to the Board to issue a referendum ballot to the general membership whether to allow garages in Montego Bay. The discussion centered around the request of a single owner to build an attached garage on their property, which would fit within the foundation and comply with setbacks required by the City.
- The discussion by the Board reaffirmed the current policy and practice that no garages are allowed on any lot in Montego Bay and, therefore, the Board rejected the recommendation. Because such a decision would affect the architectural look of the community, the Board considered such a change would need the concurrence of a majority of the lot owners and become a written change to the Declaration of Restrictions. The Board did not consider a single request showed sufficient interest by the community to reconsider the current policy and practice and, therefore, the Board did not agree to send the issue out to the owners for a referendum vote.
- The Board advised the owner that the petition process of getting 15% of lot owners (one signature per lot) is another remedy for them to have the general membership vote on whether to allow garages in Montego Bay.

Budget and Finance, Kathy Trumpler, Chairman.

Bylaws and Declaration: Tony Kendrick, Chairman, no report.

Communications: Tony Kendrick, Chairman, reported:

- As noted on the agenda, submissions of articles or information for the summer newsletter are due at the end of June.

Parks and Pond: Steve Genua, Chairman, absent. The President reported:

- The drainage pipe from the pond to the bay was cracked and allowing water to escape into the ground area near the bulkhead end of the pipe. Repairs were made and the area restored.
- The fountains in the pond are being repaired by Envirotech.
- The pond walkway has been sealed.

Pools and Recreation: Eileen Furnari, Chairman, reported:

- The pool roof on the Oyster pool house has been completed.
- Both pools are operating well.
- The Oyster pool will remain open for two consecutive weeks after Labor Day. The City does not require lifeguards at pools after Labor Day. A sign will be posted that members can swim at their own risk.
- The renovations of the shower rooms at the Office Pool are completed and positive feedback is being received.

Nominating: Alin Springer, Chairman (absent). Tony Kendrick, Co-Chairman (absent).

- In the absence of the Chairman and Co-Chairman, the President announced the candidates for the Board who had declared by the first Friday in June (June 6, 2014):

Vice President – Linda Herzberg	Director – Eileen Furnari
Treasurer – Monica Cofiell	Director – Jim Price
Director – George Carter	Director – John Shifflett
Director – Betty Bellarin	
- Because there is one candidate for each vacancy, there will be no write-in candidates and no nominations from the floor. The same as last year's election, the uncontested ballot will be included in the summer newsletter and returned at the option and expense of individual owners.
- All ballots received will be counted at the August 16, 2014, General Membership Meeting. (The draft ballot is attached to these minutes.)

Teller: *(vacant)*

New Business: None.

Closing Comments: None.

Adjournment:

Motion: Linda Herzberg Seconded: Eileen Furnari	Adjourn	Passed
Voted in Favor: 10	George Carter, Monica Cofield, Eileen Furnari, Linda Herzberg, Dennis Julian, Mary Jane Maxwell, Barbara Rayner, Kim Schulz-Goss, Tom Seibold, John Shifflett	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The President called for the vote. Passed.

The meeting adjourned at 10:10 a.m.

Submitted By:
 Tony Kendrick, MBCA Secretary

August 16, 2014
OFFICIAL ELECTION BALLOT
Montego Bay Civic Association
101 W. 130th Street
Ocean City, Maryland 21842

WHEREAS the August 2014 election has one candidate for each vacancy, and
WHEREAS when there is at least one candidate for each vacancy, there will be no
write-in candidates or nominations from the floor;

THEREFORE, the Board has determined to issue and include the official ballot in the
Summer 2014 Newsletter. Mail the MBCA Office at the above address so it is received
by August 15, 2014, or turn it in on August 16, 2014, at the General Membership
Meeting.

VICE-PRESIDENT Vote for One
<input type="checkbox"/> Linda Herzberg

TREASURER Vote for One
<input type="checkbox"/> Monica Cofiell

BOARD OF DIRECTORS VOTE FOR NO MORE THAN FIVE	
<input type="checkbox"/> George Carter	<input type="checkbox"/> Betty Bellarin
<input type="checkbox"/> Eileen Furnari	<input type="checkbox"/> Jim Price
<input type="checkbox"/> John Shifflett	