



Board of Directors Meeting Minutes
September 13, 2014
(approved by Executive Committee October 1, 2014)

President Barbara Reniak at 9:04 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 9 voting members were present.

President Barbara Reniak – Present					
P = Present		Voting Members		A = Absent	
Linda Herzberg, VP	P	Monica Cofiell, Treas	P	Tony Kendrick, Sec	P
Betty Bellarin ¹	A	George Carter	P	Eileen Furnari	P
Dennis Julian	P	Jim Price	P	Barbara Rayner	P
Kim Schulz	P	Tom Seibold ¹	A	John Shifflett	A

Good of the Association:

- Neighborhood Watch Captain, Roger Bellarin: Absent
- 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 commented how well the summer went. The number of people at the pools was less and is attributed to installing the card-entry system. And, it seems that everyone was able to get a chair or lounge chair this summer. The extra two weeks at the Oyster Pool went quite well. There was no Lifeguard and there were no incidents or accidents and a group of owners took care of taking umbrellas down at the end of the day and tidying up the pool area.
- Because there were no Lifeguards, there were some at the pool who acted like the pool rules did not apply. That is not the case. And, there were adults at the pool who reminded some children and adults of the rules and successfully addressed some behavior and safety issues.

Secretary’s Report:

- The Executive Committee carried out approving the minutes of the June 14, 2014, Board minutes on July 12, 2014, and they were posted on the web.

Motion: Tony Kendrick Seconded: Monica Cofiell	Approve the minutes of the June 14, 2014, Board Meeting.	Passed
Executive Committee Voted in Favor: 5	Monica Cofiell, Linda Herzberg, Tony Kendrick, Barbara Reniak, Tom Seibold	
Abstained: 0		
Voted Against: 0		

DISCUSSION: None.

Treasurer’s Report:

Motion: Monica Cofiehl Seconded: Linda Herzberg	Approve the May-June-July-August 2014 monthly budget report as presented.	Passed
Voted in Favor: 9	George Carter, Monica Cofiehl, Eileen Furnari, Linda Herzberg, Dennis Julian, Tony Kendrick, Jim Price, Barbara Rayner, Kim Schulz	
Abstained: 0		
Voted Against: 0		

DISCUSSION: None.

- The President called for the vote. Passed.

(Linda Herzberg departed the meeting)

Old Business: None.

Committee Reports:

Advisory and Strategic Planning, Bill Trumpler, Chairman: No report.

Architecture and Permit Review, Tony Kendrick, Chairman: Presented three definitions to the Board to modify the Architecture and Permit Review section of the Director’s Manual. The Board agreed with the definitions.

- The 15-foot height of a home* in Montego Bay is measured from the “crown of the road” to the “roof sill plate” and established for the “street side corners of the home.” **Ocean City, Maryland, Code of Ordinances, Part II, Section 110-422(1)(i)*.
 - Discussion: Montego Bay has historically measured the height of homes from the crown of the road. It clarifies that homes are not measured from the finished grade. It also reconfirms that no homes will be higher than 15-feet as measured from the crown of road and any increase requirement by the City for additional flood elevation reasons would be accounted for within the 15-feet (as it currently is for the required 2-foot flood elevation, generally referred to as the “freeboard”). If the City required an additional 2-foot, for example, of freeboard, then it would decrease the interior height of living space by 2-feet in order to maintain the 15-foot height limit established by City code for Mobile Home Residential Districts.
 - Recently the City has approved 17-foot height homes for Montego Bay. The Association rejected those plans. The plans were revised down to 15-feet and then approved by the Association.
- The ridgeline height of a home must not exceed the height of a 7/12 pitch gable roof constructed in relationship to the shortest parallel sides of the unit. (*The Town of Ocean City has proposed a change to the Code that defines the ridgeline [of a sloped roof not exceeding a 7/12 roof pitch] as “determined by the narrow width of the main building.”*)
 - Discussion: This standard is unchanged but brought to the attention of the Board because of the proposed Code change by the City regarding the direction of roof pitches. This would prevent, for example, a 14x65 mobile home pitching the roof from one 14-wide end of the home across the length of the home to the other 14-wide end of the home, creating a peak height from 2 to 3 stories high.
 - The Association had already established the standard that the height of the ridgeline of a roof, regardless of style, cannot exceed the height “as if” a gable roof was built across the narrow end of the home. The Code change will have no effect on Montego Bay other than it is now City code as well.

- “The total linear feet of any combination of a reverse gable and dormers per side of the roof shall not exceed the width of the home or 50% of the length of the primary roof on that side of the home; whichever is shorter.”
 - Discussion: This clarification addresses a grammatical error in the original. The term used should have been “shorter” rather than the term in the original of “longer.” In practice, all approvals are based on the “shorter” standard and this clarification now reflects the practice and policy that has been applied to all construction requests.

Budget and Finance, Kathy Trumpler, Chairman.

- Requested Board Members, Project Officers, and Committees to put together their budget request for next year by the end of October.
- There are things that need to be revisited regarding the Reserve Account.
 - Re-evaluation of the reserve amount for the pools.
 - Consider the life expectancy of the pool pumps and equipment and projected replacement costs.
 - Plan and schedule the re-plastering the Oyster Pool.
- There should be another audit. Monica Cofiell and George Carter will contact educational institutions to gather information regarding their capacity to have students conduct an audit.

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

Communications: Tony Kendrick, Chairman, reported:

- The 2014 Winter newsletter is being developed. All contributions and suggestions are welcome. Input should be received by the December 13, 2014, Board Meeting.

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

- The pond has been good all year and the only problem is the fountains. They are constantly in disrepair. Replacement pumps are being considered.

Pools and Recreation: Eileen Furnari, Chairman: No report.

Nominating: Alin Springer, Chairman:

- Declare by June 5, 2015, to run for the 2015-2017 term year. Six director vacancies, including the Director position of President and the Director position of Secretary, are available.

Teller: *(vacant)*

New Business:

- The President announced the 2014-2015 Committee Chairmen
 - Advisory and Strategic Planning: Bill Trumpler
 - Architectural and Permit Review: Tony Kendrick
 - Bylaws and Declarations: Tony Kendrick
 - Budget & Finance: Kathy Trumpler
 - Communications: Tony Kendrick
 - Nominating: Tony Kendrick (interim)
 - Parks and Pond: Steve Genua
 - Pools and Recreation: Eileen Furnari

- The Board established the meeting schedule for the next 15 months (subject to change after the August 2015 election). The Executive Committee will meet between Board meetings, as necessary.
 - December 13, 2014
 - February 14, 2015
 - April 11, 2015
 - June 13, 2015
 - September 12, 2015 (subject to change after 2015 election)
 - December 12, 2015 (subject to change after 2015 election)

Closing Comments: None.

Adjournment:

Motion: Dennis Julian Seconded: Tony Kendrick	Adjourn	Passed
Voted in Favor: 8	George Carter, Monica Cofiell, Eileen Furnari, Dennis Julian, Tony Kendrick, Jim Price, Barbara Rayner, Kim Schulz	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The President called for the vote. Passed.

The meeting adjourned at 10:00 a.m.

Submitted By:
Tony Kendrick, MBCA Secretary