

# Montego Bay Civic Association General Membership Meeting

## Ocean City Elks Lodge



April 15, 2017

### Call to Order

President, Mike Donnelly, called to order the General Membership Meeting of The Montego Bay Civic Association at 10:00am on April 15, 2017 and led the Pledge of Allegiance. Attendees were advised that the meeting was being recorded.

### Roll Call

Secretary, Bob Landefeld, conducted the roll call. The following persons were present: Linda Herzberg - Vice President, Monica Cofiell - Treasurer, Bob Landefeld - Secretary, Harriet Pilert, Rich Gracy, Lou Jonske, Sr, Rick Hindle, and Russ Colley.

Absent members were Kim Box, Dennis Julian, Barbra Rayner, and Bruce Huber.

The President and 8 voting members were present.

A quorum of more than 40 lots is achieved and business may be conducted. Of the 1523 lots, 43 were represented.

### President's Report / Owner Participation / Good of the Association

President, Mike Donnelly, thanked all homeowners for their participation and opened the floor for discussion.

Guest speakers were introduced.

**Lindsey Richards** of the Ocean City Police Department reminded homeowners of the OCPD Facebook Page and Web Site which contain the latest news and updates. An OCPD Crime Tip Line (410-520-5136) is also available to report suspicious activities.

**Lt. Ray Austen, Sgt. Shawn Jones, and Patrolman Patterson** introduced themselves and explained the importance of community engagement.

Beginning May 22, 2017, a new method of patrolling neighborhoods will begin. OCPD Safety Aids equipped with radios will be riding bicycles through most of the residential neighborhoods in Ocean City with Sgt. Jones in charge of the Northern Area (Montego Bay).

The officers complimented Montego Bay as being one of the most observant neighborhoods in Ocean City. They joked that residents have even reported officers on “stake-out” to the OCPD as suspicious cars and people.

Finally, it was brought to our attention that car “break ins” are the most common Montego Bay crime. This problem can be avoided, for the most part, by simply **LOCKING YOUR CARS**.

Our next speaker was **Bob Rowe**, Emergency Coordinator, from Ocean City Emergency Management.

Homeowners were made aware of the Emergency Management portion of the Ocean City web site, the availability of classes, and given an overview of emergency services.

The key to emergencies is to **Be Prepared**.

Many different publications were made available to attendees as well as helpful hints for emergency situations, i.e., local radio stations (**99.5 FM & 100.3 FM**) which broadcast situational updates, a special needs questionnaire to assist people with special needs for evacuation, the Ocean City web site and recorded **Hot Line (410-723-6666)**, and the fact that emergency vehicles will not respond to 911 calls when winds are a sustained 50 mph or more.

Presentations were followed by general questions and conversation with the homeowners.

President, Mike Donnelly, then gave attendees his report:

- Usual problems with lights continue. Lights are being monitored and turned over to the electrician for repairs. The system is over 40 years old and is made up of aluminum wiring which will all eventually be replaced with copper wiring. It could take 5 to 10 years to completely replace the entire community. We have a part-time electrician working on the lighting who is not on staff and is doing the best he can.
- The trash can and lid situation has improved but continues to be a problem. The office is continually flooded with complaints. Some owners leave on Sunday and put their cans out. The cans are so full the lids will not close. Local animals, seagulls, and the wind cause trash to end up all over their neighbors’ property. There is a city code requiring all trash be in a trash can with a securable lid and no trash is to be outside the can. Owners requiring a 2<sup>nd</sup> trashcan can contact the city. Homeowners were reminded

that the Association will issue a warning for the 1<sup>st</sup> violation. The next violation will be turned over to the City where fines (**up to \$ 250 per day**) can be assessed per Ocean City Ordinance.

- The Reserve Fund Study has been completed and Mike discussed the highlights of the funding report. The complete report is 79 pages long and any homeowner requesting to view it may come to the office and do so. According to the study, the \$44,500.00 per year is not adequate and future increases will be required. There are two alternatives:
  1. Raise the current level of the reserve contribution by 3% annually for the next 30 years. This alternative will provide adequate funding for replacement except for the pool shell.
  2. Increase the current level of reserve to \$48,000 for the first year then 3% annually for the remainder of the 30year period. This alternative will provide adequate money.

This subject will be brought up again at May's Board Meeting and it will be decided how to handle the situation. The homeowners will then be advised.

Mike then turned the floor over to Board Member Rich Gracey who had concerns about the oversized houses which are being built in the Montego Bay Community. Rich was looking for a show of interest from the Board and a possible method of changing the existing covenant restricting this growth. A general show of interest was shown by homeowners in attendance (43). This topic will be discussed in greater detail at a later Board Meeting, possibly to schedule a vote or referendum.

### **Secretary and Treasurer's Reports:**

Bob Landefeld, Secretary, introduced the minutes from the March 10, 2017 meeting.

**Motion was made to accept the minutes by Rick Hindle and 2<sup>nd</sup> by Harriet Pilert.**

**Minutes approved.**

Monica Cofiell, Treasurer, presented for review and approval the monthly Budget Report. A copy was distributed to all officers, board members, and homeowners.

Homeowners were once again reminded that dues are payable by April 1<sup>st</sup> and late on May 1<sup>st</sup> if not processed by the bank. **We do not take payments at the office.** Last year 5 homeowners were turned over to the attorney for collection.

Annual budget was also presented.

**Motion was made to accept the Monthly Budget report by Russ Colley and 2<sup>nd</sup> by Lou Joske, Sr - Report Accepted**

**Motion was made to accept the Annual Budget by Linda Herzberg and 2<sup>nd</sup> by Rick Hindle. Budget accepted.**

**Old Business – None**

**Committee Reports:**

**Advisory & Strategic Planning - Bill Trumpler: No Report**

**Architectural & Permit Review - Russ Colley:** Building continues in the Community. Architectural committee is scheduled to meet today to review more plans that have been received. Many of the older units are being sold. Building has increased about 3% or 4%.

**Budget & Finance - Kathy Trumpler: No Report**

**Bylaws & Declaration - Linda Herzberg: No Report**

**Communication Committee - Bob Landefeld:** Reminded homeowners that people who unsubscribed from *Constant Contact* this winter must contact office to reapply. Reapplying assures seasonal updates, i.e., pool hours, summer office hours, and general information.

**Park and Ponds - Harriet Pilert:** Harriet thanked all homeowners for attending. New company on board with needs of the pond, old supervisor who has been involved from the beginning, has a good understanding of the pond. Much better than last year.

- Vegetation was trimmed during the winter after the pumps were removed for maintenance and storage.
- Chemicals were added to the pond in February.
- Pump and fountains were re-installed this week with additional spraying for the algae that developed around the banks of the pond.
- Sprayed for invasive weeds like phragmites on the bank.
- Lights around the fountain still need to be installed.
- New bird houses are being placed.
- Signage will be reviewed and new signs posted . . . pets must be on a leash and owners must clean up after their dogs.

**Pools & Recreation - Tom Seibold:** Committee is looking for volunteers to help with the pool and miniature golf set-up in the Spring. **Please contact office to volunteer.** Work is progressing on schedule and will be ready by opening day. We are putting new skimmers in the pools as well as new furniture. If homeowners notice any problems with the pools, or the life guards, please let the office know.

**Nominating Committee - Bob Landefeld:** Committee has begun accepting nominations for the August Elections. Openings this year are for President, Secretary, and 4 Board Members. Nominations must be in by June.

Candidates for President and Secretary must be homeowners and full-time residents. Additionally, the President must have served at least 1 year as a Board member. Part time residents can run for Board positions.

**Teller Committee - Inactive**

**Neighborhood Watch - Lou Jonske, Sr:** Schedules are completed through July. Let Lou know if there are any problems with the scheduling and he will work with you. The Neighborhood Watch can use more volunteers. Additional days will be required in June when the "June Bugs" are here.

### **New Business & Closing Comments:**

Linda Herzberg had a new Ocean City flag and offered it to the homeowners. It was immediately accepted. Thanks Linda!

Charlie Herbert spoke about the "Gold Star Mothers" who will be in town the 22<sup>nd</sup> of April. The American Legion Riders and the Ocean City Police will escort them through Montego Bay to the Boardwalk where a ceremony will be held between 5:00 and 6:00 pm. It would be appreciated if our homeowners would be supportive and put out their flags.

A question was asked about the 2017 pool hours. Pool hours have been distributed throughout Montego Bay via *Constant Contact* and will be added to the web site shortly.

Linda Herzberg shared that the baby pool will be decorated with mosaic tile and Disney characters to make it more pleasing for the children. We are also having murals painted outside the pool.

The pool company will be furnishing ADA's (defibulators) at the pools this year.

Questions were asked about walking dogs around the pond and the signs that say “No Pets”. These signs mean that dogs are **not allowed to swim in the pond.** Dogs are permitted in the pond area but must be leashed and the “pick up” rule must be followed.

The next Montego Bay Civic Association meeting will be held May 13<sup>th</sup>, 2017 at 9:00am at the MBCA office.

Call for adjournment.

**Motion to adjourn made by Rick Hindle, 2<sup>nd</sup> by Russ Colley. The meeting was adjourned at 11:30am.**

**Bob Landefeld**

**MBCA Secretary**