

General Membership Meeting Montego Bay Civic Assoc.

Meeting Minutes



August 20, 2016

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 10:00am, on August 20, 2016, held at the Northside Park Complex. He 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, Rich Gacey, Russ Colley, Lou Jonski and Eileen Furnari. Absent voting members were: Dennis Julian (A1) Johanne Crafton (A1), Barbara Raynor (A1). There is one vacant position on the Board due to the resignation of Betty Bellerin. The President and 7 voting members were present. By virtue of a majority of lots represented at the meeting plus the ballots for the election that are here count toward a quorum. A quorum of more than 40 lots is achieved and business may be conducted. Of the 1523 lots, 42 were represented.

Committee Chairs

Committees represent the largest portion of the Association's workforce benefitting the community and General Membership.

Committee chairs present were: Bill Trumpler, Kathy Trumpler, and John McDermott

Committee chairs absent: Steve Genua and Barbra Reniak

Secretary and Treasurer’s Reports:

Bob Landefeld, Secretary, introduced the minutes from the July 9, 2016 meeting. Motion was made to accept the minutes by Lou Jonski and 2nd by Linda Herzberg. Minutes approved.

Monica Cofiell, Treasurer, presented for review and approval the Monthly Budget report. A copy of the Montego Bay Civic Association Budget, which began on May 1st, was distributed to all officers, board members, and homeowners.

Attendees were told that any questions about the Budget should be directed to the Board for explanation.

Motion was made by Russ Colley to accept the Treasurer’s report and 2nd by Eileen Furnari. Report accepted.

Election Results:

Mike Donnelly called for final submission of ballots to be counted.

Results of election were announced by John McDermott of the Teller Committee (see below) and followed by the introduction and seating of the new officers and board members.

Officers and Board of Directors 2016-2017			
Vice President - Vote for One		Treasurer- Vote for one	
	Monica Cofiell- Unopposed	240	Linda Herzberg
Board of Directors Vote for No More than Five			
260	Betty Bellarin *	266	Louis J Jonski Sr (3)
309	Russell Colley (1)	201	Tim Merrell
288	Linda Herzberg **	263	Harriet Pilert (4)
202	Richard Hindle	278	Kim Schulz (2)
206	Bruce Huber (5)		

* Linda resigned the Board position to accept Treasurer

** Betty resigned from Board and withdrew prior to election

Other candidates receiving write in votes for Treasurer:

Andrea Albrecht	2	Cathy Kendrick	1
Bruce Huber	1	Vicki Asher	2
Betty Bellarin	2	Mike Grimes	1
Monica Cofiell	5	Dennis Julian	1
Kim Schulz Box	2	Russell Colley	1
Total Envelopes Returned	512		
Invalid Ballots Returned	9		
Total Talley Counted	503 (approx 34% participation)		

Mike then took the time to clarify the voting procedure. The numbers on the front of the envelope referenced the homeowner's lot number so the ballot could be tracked (ballot sent out...ballot returned). The number appeared on the outside of the **sealed returned envelope** not on the ballot itself. The returned sealed envelopes were checked off by the office secretary and placed in a ballot box only to be opened by the Teller Committee prior to this meeting. Any returned envelopes with the number blackened out were considered invalid and not counted.

The new Board Members were introduced, welcomed, and asked to take their positions.

Special thanks to the Teller Committee (John & Ann McDermott and Mary Jane Maxwell) for stepping up and assisting in the election.

Good of the Association - Owner Participation:

Don Baldwin and other homeowners asked questions about the reserve account and the capital expenditures. Does the Board have an expected date as to when the amount allotted would be spent? What are we doing as a Board to make sure we have allocated enough money for expected expenditures?

Mike Donnelly - No expected date because if we have a major hurricane or natural disaster that destroys the pools and the tennis courts everything would need replacement. We spend as we need for replacement and repair expenses.

With any organization, you must have a reserve account. It will take a while to reach our goal to have one million dollars in our reserve account.

Kathy Trumpler, Chair Finance Committee - We have received an estimate for replacement cost from our pool company.

Monica Cofiell, Treasurer - Every year an amount of \$44,500 goes into the reserve account.

Don Dean volunteered to help with the Reserve Fund and calculating the life expectancies of assets.

Harriet Pilert questioned the \$28,000 allocated for electrical wiring and lamp posts.

Kathy Trumpler explained that the Advisory Committee decided it would be wiser to put the allotment in the regular budget each year. It isn't in this year's budget because it was brought to our attention after the budget was decided. In the future it will be a separate line item.

Mike also added that \$4,000 was used to purchase a fault detector which is used in the repairing of the wiring.

A homeowner asked if Montego Bay Community was a "summertime" community and not active in the winter and are there any projections of salary increases.

Monica Cofiell explained that in the fall a meeting is held to look at the past budgets and discuss and determine the next year's budget. The Officers receive a stipend - not a salary. If anyone would like to volunteer without compensation, please do. There are homeowners living here all year and the lights, office duties, and other tasks need tending regularly.

Mike Donnelly - As of now, the only increase would be to the person who changes the light bulbs. Any homeowner is welcome to come to the office when an Officer is working, during business hours, and view any financial records and audits.

Bob Landefeld added that there was an Advisory & Finance Committee meeting in July that was open to all homeowners. It was posted on the Montego Bay web site, Facebook, and the office sign. One of the reasons for the meeting was to give homeowners an opportunity to discuss and make suggestions. **Of the 1523 lot owners in Montego Bay, not one homeowner was in attendance.**

Bill Trumpler, Advisory & Finance Chair, confirmed this and mentioned that there will be a Budget meeting in October.

Homeowner asked about expanding hours for pool access and the cost to do so.

Eileen Furnari, Director and Chair of the Pool Committee – It is very expensive expanding the pool hours especially since there is a drop-off in attendance after 4:00 pm. It is very costly just keeping it open the week after Labor Day for the number of people using it.

(Eileen is retiring as the Pool Committee Chair and we are looking for a volunteer for that position.)

Mike Donnelly – There also have been some questions concerning the chemical testing at the pool as well as a recent disturbance at the pool.

There are state laws which must be followed when testing pools. There is a chart in the room at each pool and the reports are documented. I check the charts and the manager of the pool company also checks the charts.

As far as the disturbance at the pool is concerned, the lifeguard's responsibility is to **guard the pool**. She does have the right to ask someone to leave or to call the police.

Old Business:

The Montego Bay Community & Neighborhood Block Watch held a Get-Together at the pond on Tuesday night, August 2nd which gave residents a chance to meet members of the Ocean City Police and Fire Departments..... Thanks Mike, for jumping in at the last moment to make this event work. We did not have a good turnout but we will try again next year. We have a volunteer to organize it and it would be great to get volunteers to help.

The Community Yard Sale was also held on Saturday August 6, 2016. As usual, this event was a great success thanks to the hard work of Harriet Pilert.

And finally, on Saturday July 23rd, there was a meeting of the Budget and Finance Committee which was open to all homeowners. This event was heavily advertised but poorly attended.

President's Report:

We have had a lot of electrical problems and we do not have a full time electrician on staff. We only hire electrical companies as needed. The person who changes the light bulbs each week submits a report of all electrical problems and which ones need the electrician. The electrician we have used for years is involved in a big project and is unable to come as often as we like. So, last week we hired an additional electrician.

The pools had excellent attendance this summer but we did receive a lot of complaints from homeowners who felt the pools and bathrooms were dirty.

They are cleaned every morning from 9:00am to 10:00am and there is an automatic scrubber in the pools. The pools are going to get dirty by 3:00pm. When the pools are not crowded, the life guards skim what they see but they are never to come out of their chairs to clean and neglect keeping an eye on the people. It wouldn't be feasible to ask everyone to get out of the pool for an hour so they can be cleaned.

The ladies' bathrooms were atrocious and the men's bathrooms weren't much better. I power-washed both bathrooms. The floors are new this year and it should be up to the community to respect and care for the bathrooms.

We had some trees trimmed this year that were hanging over the sidewalks. Some homeowners may have received letters from the city about tree trimming on their property.

Everyone on the Board will be working on a committee but we still need volunteers. We can't do it all. Winter is slack but the summertime is very busy.

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architecture & Permit Review - Russ Colley

- The office is creating a comprehensive list of rented properties in the community. The main function will be to monitor renter's licenses and have a method to contact the owners. Renting a property without a license is a \$500 fine.
- There are still lamp poles which need to be painted. It is a requirement of the City (911) to have clearly visible house numbers displayed.
- Residences are again reminded that boats and trailers must be parked on the parking pad, not the yard, and must be properly registered.

Budget & Finance - Kathy Trumpler: No Report

By-Laws & Declarations - Linda Herzberg:

- There will be an organizational meeting Saturday, September 10th at 1:00pm or after the regular monthly Board meeting.

Communications - Bob Landefeld:

- Bob informed everyone that the Montego Bay Residential Community Facebook is available to, but not administered by, the MBCA. Kim Box is the administrator and it is exclusively for Montego Bay residents and for general community information.

Parks & Ponds -

- Mike Donnelly mentioned that Steve Genua, Committee Chair is stepping down after 7 years of volunteer service. Samuel Marchiano has volunteered to help but we need more people.
- We've had issues with the pond this year and we apologize to the nearby residents for having to put up with it. There was a major algae problem because Envirotech failed to put the chemicals in the pond on time, claiming they were backordered. The pond is now normal.

Pools & Recreation - Vacant

- In the spring, thanks to volunteers, we will have a *Pickle Ball* court behind Pool #1 and a *Bocce Ball court* at Pool #2.

Nomination Committee - Barbara Reniak: No Report

Teller Committee - John McDemott:

- Election Presentation.

New Business and Closing Remarks:

John McDermott spoke about boats and trailers on city streets. They are not permitted from Memorial Day through Labor Day. The police will ticket them. Someone had a boat hooked to a trailer and they were both towed away.

The next Board of Directors Meetings will be September 10th, 2016, and October 8th, 2016 at the Montego Bay Office at 9:00am.

A motion was made for adjournment by Linda Herzberg and 2nd by Russ Colley.

Meeting adjourned by Mike Donnelly at 12:00 noon.

Minutes Submitted by: Bob Landefeld, MBCA Secretary

