

Montego Bay Civic Association General Membership Meeting

Northside Park Complex



August 19, 2017

Call to Order

President, Mike Donnelly, called to order the General Membership Meeting of The Montego Bay Civic Association at 10:00am on August 19, 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, Russ Colley, Kim Box, Dennis Julian, and Bruce Huber

Absent member was Barbra Rayner.

The President and 11 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.

- Last request for ballots was made.
- Mike introduced Ocean City Animal Control Officer, Amanda Mills, and representatives of the Community Cats Coalition who were invited to answer questions concerning feral

cats in the Montego Bay Community. Literature from the Alley Cat Allies was also made available.

- A question was asked about the responsibility for the trimming of grass on the curb, sidewalk, and edge of the walk. It was determined to be the responsibility of the homeowner. We are seeing more overgrown and unruly curb areas.
- A question was asked about the parking of jet skis between residences. Homeowners were reminded of Memorandum dated January 2017 which allows jet skis, boats, and small trailers to be parked on the **parking pad only**. It was noted, by Russ Colley, that the situation is beginning to get out of hand again and will result in violations being written. Please be aware that since many of these vehicles contain gasoline, a violation could become a Fire Marshall issue.
- Homeowners were again reminded to refer any environmental issues (tree removal, etc.) to Gale Blazer - Town of Ocean City. Harriet reminded homeowners that the Town of Ocean City sets the planting requirements based on the home size.
- Handle trash in a responsible manner. Care and replacement of waste wheelers is the responsibility of homeowners. Lids may be purchased from the City for approx. \$35.
- Equipment was not available to build a bocce court. Rescheduled for next year.
- People still not cleaning up after pets and trespassing on neighbor's property.
Reminder: There is a fine of up to \$1000.
- Meeting with the Association's attorney, James Almand, as well as with other lawyers concerning changes in bylaws caused by changes in Maryland State Law. Effective October 1, 2017 and will be discussed at a later meeting.
- Opportunity to speak about a Dog Park was offered to attending homeowners (heavily discussed on local social media). No speakers, no discussion, **DEAD ISSUE.**

Board Member, Rich Gracey, then gave a presentation on a possible method of repairing and replacing the lighting in the Montego Bay Community.

Replacing the lamp posts would consist of 2 separate jobs.

Part 1 would consist of directional boring throughout the park (approx. 14 miles of directional boring) with a 2x2 hole at each lamp post location and various test pits. Holes would be left open and covered with plywood and lamp posts would be removed. Then 1inch schedule 80 seamless HPDE conduit turned up at each lamp post location.

Part 2 would be done by electricians.

- Existing electric panels will be removed and replaced.
- Wire will be pulled to each lamp post.
- New lamp post. Head and lamps will be installed.
- Obtain city inspections.
- Fill in hole and rake out.

The final phase would consist of:

- Returning landscaping would be the owners responsibility.
- Each group of lights would be out 2 to 4 weeks.
- Project will take about 4 years
- Cost would be \$1.5 to \$2 million or about \$1000 to \$1200 per lot.

Alternatives

- Set aside \$50,000 in our budget, per year, for street light replacement.
- Put out a bid for a 5year contract to have 50 lights per year replaced.
- Make all necessary repairs as needed.
- Start in the oldest area first. There is about a 15year difference between the oldest and the newest developed area in the community.

The option of replacing the existing lamp heads with LED post heads was also brought to Mr. Gracy's attention at the meeting. This option will be explored at a cost of \$250 per lamp head. At this time the lumens are the issue. Our current lights are 900 lumens and the supplied information was for only 300 lumens. LED is still a new technology, constantly improving and worth looking into.

Homeowner asked if City would supply overhead street lights. It was explained that that option is no longer available.

Secretary and Treasurer's Reports:

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

Motion was made to accept the minutes by Bruce Huber and 2nd 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. There are only 4 property liens within the Community.

There was a question from Dennis Julian concerning money budgeted for lights, but next year's Committee will project a probable increase.

There was a brief discussion of the Reserve Study and its protection against major assessments. Cathy Trumpler affirmed that there is \$550,000 in the Reserve Fund for major repairs, pools, and toward lighting.

Motion was made to accept the Monthly Budget report by Bob Landefeld and 2nd by Russ Colley. Report Accepted.

Old Business - None

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: Revised Architectural Manual should be on line on the website within the next 30 days. There will be 6 new building projects soon.

Budget & Finance - Kathy Trumpler: Affirmed \$550,000 in reserve fund for major repairs.

Bylaws & Declaration - Linda Herzberg: No Report

Communication Committee - Bob Landefeld: Reminder to homeowners. If you are not connected to Constant Contact please forward your e-mail to the office. Committee Chairs were also reminded that Constant Contact is available to them for meeting notification and distribution of information. To do so, forward requests to Association Secretary.

Park and Pond - Harriet Pilert:

- Major pond issue has gone from fountains to dog poop.
- Fountains are really in poor shape but 2 should survive the summer. One is dead the other two are dying. They cannot be repaired and will be a major budget issue next year. Company that maintains pond is Solitude.
- There is erosion on the Bahia side of the pond. A bid for rip rap replacement is needed.
- Once again, **the pond area is not a dog run.** Dogs running loose is not acceptable and owners will be fined.
- People should use the designated entrances into the pond area. People have been cutting through private property to get to park area.
- **Remember, the pond area is a Wild Life Refuge. There is to be no swimming, fishing, crabbing, and feeding of geese.**

Pools & Recreation - Tom Seibold:

- Committee feels that we have good pool and management company.
- There has been a problem with poop both in the pools and in the bathhouses. Each time this happens it costs approx. \$1000 to clean it up and the loss of a pool for several hours while it's being sanitized. This money comes from the pool budget which in turn

pays for umbrellas, tables, and chairs. So, if you're without an umbrella on a sunny day, remember how the money was used. **Violators will be prosecuted to fullest extent of the law.**

- A suggestion was made to put camera surveillance in the pool area.
- A suggestion was made to stagger pool hours to keep one open until 8:00pm. Pool hours are part of the annual pool contract.....will revisit this suggestion in the spring.

Neighborhood Watch - Lou Jonske, Sr:

- New schedules are completed and will be distributed.
- Lou thanked the Homeowners for their participation in the National Night Out a few weeks ago. Nearly 150 people attended.

Nominating Committee – Inactive

Teller Committee – John Mc Dermott

John announced the results of the 2017 election and reminded the audience that candidates must be present to be elected:

	<u>President -Unopposed</u>
Mike Donnelly	455
	<u>Secretary-Unopposed</u>
Bob Landefeld	453
	<u>Board of Directors (4)</u>
Larry Yates (1)	391
Mary Jo Breslin (2)	354
Richard Gracey (3)	336
Richard Hindle (4)	290
Norman Kaylor	288
Donald Dean	284
Total Votes Cast	528
Invalid Ballots	13

- Voted for more than four - **7**
- Invalid address and returned - **2**
- Faxed in Ballot - **1**
- Duplicate Ballots sent in - **2**

Total Valid Ballots - **515**

Teller Committee: Cheryl Olverson, Mary Jane Maxwell, Bob Chapman, Anne McDermott, and John McDermott - Chair

New Business & Closing Comments

Secretary, Bob Landefeld, thanked the outgoing Board Members: Dennis Juliane and Barbra Rayner and welcomed the new members. He then read the makeup of the new Board of Directors.

- Homeowner questioned new large house being built in Montego Bay and was assured that its footprint falls within the established setback laws.
- Concerns were voiced over contractors cleaning up at end of day. Mike answered that building sites do require a silt fence and are a violation that should be called into the office or to the City.
- Association accepted kudos for the Aerobics program at the pool even though it is not part of our program.
- Mike announced that there will be a short meeting for Officers and Board Members after adjournment to briefly discuss the importance of chairing and participation in committees.

The next meeting will be the September Board of Directors Meeting held at the MBCA office complex on September 9th, 2017 at 9:00am.

Russ Colley made a motion that the meeting be adjourned and 2nd by Bob Landefeld. Meeting was adjourned at 11:15am.

Bob Landefeld

MBCA Secretary