

GENERAL MEMBERSHIP MEETING
MINUTES
August 15, 2015

President Barbara Reniak at 10:00 a.m. called the meeting of the General Membership of the Montego Bay Civic Association to order. The President led the Pledge of Allegiance.

Barbara Reniak: Glad to see everyone here.

Roll Call of the Board of Directors and Officers:

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

Roll Call of the Committee Chairmen: Committees represent the largest portion of the Association workforce benefitting the community and the General Membership.

Chairman	Standing Committee	Attendance
Bill Trumpler	Advisory & Strategic Planning	P
Tony Kendrick	Architectural & Permit Review	P
Kathy Trumpler	Budget & Finance	P
Tony Kendrick	By-Laws and Declaration	P
Tony Kendrick	Communications	P
Alin Springer	Nominating	A
Tony Kendrick	Co-Chair Nominating	P
Steve Genua	Parks & Pond	P
Eileen Furnari	Pools & Recreation	P
Roger Bellarin	Neighborhood Watch	A

Secretary, Validation of Quorum: By virtue of majority of lots represented at the meeting plus the ballots for the election that are here count towards the quorum. A quorum of more than 40 lots is achieved and business may be conducted.

Secretary Tony Kendrick: As co-chair of the nominating committee I will roll call the Candidates;
For President: Mike Donnelly (P)
For Directors: Johanne Crafton (P), Tim Gates (A), Rich Gracey (P), Dennis Julian (A),
Barbara Rayner (P)

You have to be present to be elected so the 3 who are here will be joining the Board. The President starts his term with 2 vacancies on the Board and by the by-laws; they will be filled by the President. The remainder of Jim Price's term will be filled and the other Director position.

Nominations for Secretary will be selected from the floor since no candidate came forward for election. We are asking for nominations. You can self-nominate. Any write-in votes count for anyone nominated that are here present. There are 2 different agendas the green sheet is for voting.

*Christine Landefeld nominated Bob Landefeld for Secretary and he accepted. He gave his bio (a property owner since 1989 and a full-time resident since 2007, retired from Lucent/Bell System as central office systems engineer, BS in marketing from Towson University). Tony responded that the Secretary just needs to insure that things get done whether by his own hands or delegating to someone else.

The President will select the chairmen of the committees at the meeting in September and the chairman of the committees will select the members they will work with.

Uncontested

Nominations closed: Since there is no competition Bob Landefeld is the next secretary.

The new President will start his term with 1 vacancy for the 2015-2017 term and 1 vacancy through the 2016 term for the member who resigned.

Once the Teller Committee finishes counting the votes, they will come out and announce the nominations.

New Officers and Committee members and/or Directors:

Mike Donnelly, Johanne Crafton, Bob Landefeld, Barbara Rayner, Rich Gracey.

Outgoing MBCA President - Barbara Reniak delivered a brief outgoing message:

I would like to take this opportunity to express my heartfelt thanks and appreciation to all of you who have provided me your support over the last four years.

During our tenure we emphasized transparency, accountability, community focus with hands-on approach and worked hard to establish a firm financial footing all of which I believe has dramatically improved our community.

A special thanks to outgoing Directors Kim Shultz and Tom Seibold as well as our Board Secretary and Officer Tony Kendrick. I feel very fortunate to have been a part of such a dedicated and self-motivated group of human beings. All three are unique individuals with their own perspectives and opinions yet they had one common goal in mind when they joined the Board and that was to work for the betterment of our community. Their years of service have been from one to several. Their time serving our community and volunteering their time to maintain and improve this association, I believe, they have truly fulfilled their commitment to our community.

I also want to thank our exceptional team of Directors, Committee Chairman, and other volunteers who over the past four years have so selflessly dedicated their time and effort to serving our community.

So, when the meeting adjourns this morning another era of leadership will be replaced by a new one. I believe that the new Board and Committees will face the challenges of the upcoming year with a positive and objective attitude. So, let's all join together and work hard to keep Montego Bay the most desirable and sought-after single-family community in Ocean City.

Treasure's Report Monica Cofiell: Copies of the Treasurer's report were made available to all members. The current budget that was approved last April and began May 1st is listed with expenses through July 31, 2015. The reserve account is for such things as needed i.e.; the pond walkway needed resurface the pond walk-way or the tennis court etc. Things that have to be done and you don't get a special assessment for that. Condos get special assessments because they have no reserves or not enough

in their reserve account. The Reserve account amount at this time is \$396,000. We make sure we aren't taking too much but have enough.

We have an audit in process at this time. They are checking our records and have not found a lot. Budget & Finance are making sure we have adequate funding should we need it. If you have any questions, call the office and I'll get back with you.

Advisory & Strategic Planning Bill Trumpler: No report.

Architectural & Permit Review Tony Kendrick: No report

Budget & Finance Kathy Trumpler: The cost for replacing pools is \$400,000. We found out from the insurance company they are not covered. So, it is very important to keep a reserve account just in case insurance doesn't cover something.

By-Laws and Declaration Tony Kendrick: No report

Communications Tony Kendrick: No report – Current situation and status of ballots will be discussed at the September 12th, 2015 meeting.

Vice President Linda Herzberg: Took this opportunity to thank the outgoing President and Secretary.

Parks & Pond Steve Genua: The pond is healthy with an abundance of fish and crabs. However, there is a terrible problem with the egress which should be corrected by landscaping in the fall.

Pools & Recreation Eileen Furnari: Everything looks great. We haven't had any complaints or problems at the pools this summer. Kids and adults seem to love the putt-putt in spite of vandalism early in the season. I hope everyone has a chance to see the new palm trees. A discussion was also held concerning a drop-off area near the pool to avoid double parking.

Neighborhood Watch Betty Bellarin: We want to ask for volunteers – even if you are down for a weekend and can give one hour. We need people. We are very low on volunteers especially during off season when go around looking for broken windows, doors etc.

In the summertime we try to keep the community safe from people coming into the community and having out of control parties.

I would like a block captain for each block to walk the block to see if they notice anything and to call the police or notify the watch committee.

Nominating Committee John McDermott: I would like to take this opportunity to thank & wish the best for our Past President Barbara Reniak and Past Secretary Tony Kendrick who sometimes we don't agree with everything that happens, but we think they did a pretty good job.

Teller Committee: Michael Hunter, MaryJane Maxwell & John McDermott

Results: 655 ballots cast

13 invalid for various reasons (2 ballots in one envelope, 5 directors chosen and should have voted for 4)

13 out of 655 Isn't too bad.

Congratulations to our new President **Mike Donnelly** and the additions to our

Board of Directors: in order of most ballots cast;

Dennis Julian, Tim Gates, Rich Gracey, Johanne Crafton, Barbara Rayner

Dennis & Tim are **NOT** present so the other 3 are automatically the additions to the Board and the President will fill the rest of the positions at the September meeting.

The meeting adjourned at 11:18am.

Submitted by: Bob Landefeld, MBCA Secretary