

General Membership Meeting Montego Bay Civic Assoc.

Meeting Minutes



April 16, 2016

Call to Order

President, Mike Donnelly, called to order the General Membership meeting of The Montego Bay Civic Association at 10:00am on April 16, 2016 at the Northside Park Recreational Complex 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, Betty Bellarin, Rich Gacey, Johanne Crafton, Russ Colley, Eileen Furnari, John Shifflett, and Barbara Rayner.

Absent voting member was: Dennis Julian (A2)

There is one vacant position on the Board due to the resignation of George Carter.

The President and 10 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.

59 homeowners attended this meeting.

Committee Chairs:

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

Committee chairs present were: Bill Trumpler, Kathy Trumpler, George Sellers, and Roger Bellarin

Committee chairs absent: Barbara Reniak and Steve Genua

President's Report

For this meeting only the President's Report has been combined with the Good of the Association, Owner Participation, and the Teller Committee.

Mike Donnelly, President opened the meeting by addressing the ballot issue which was mailed in April, 2015 and closes mid-night April 17, 2016.

Mike introduced George Sellers of the Teller Committee.

George stated he re-counted all votes and created an Excel spread sheet. (*See last attached sheet.*) All homeowners are welcome to look at it. Some duplicate ballots were received.

Mike asked if we were voting under the old rules. George explained that the Board went to the Attorney prior to the meeting to clarify that the voting and questions are valid. A valid referendum should be half of all the membership voting positively for something. Under the new rules if at least 50% of membership votes and if at least 51% of the vote agrees then it passes.

Many questions were presented by several disgruntled homeowners. Mike asked how much clearer it could be and stated that he is trying to work with the members. He reminded them of his open door policy and how it is their association.

Final Results:

1062 ballots cast out of **1523** properties (**7** ballots not in good standing). That is a **70.1%** turnout. That makes it a **Valid Ballot**.

759 votes needed out of **1062** to pass. That makes it a **Valid Referendum**

Question 1: 767 yes – passed so majority decides issue. 119 did not vote on Question 1, probably because of the design of the ballot. (?)

See attached spreadsheet for complete ballot details.

Secretary and Treasurer's Reports:

Bob Landefeld, Secretary, introduced the minutes from March 12, 2016 meeting. Motion was made by Linda Herzberg to accept the minutes and 2nd by Russ Colley. Minutes approved.

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

There are also members who are still outstanding from last year.

If anyone has a question about the Budget, please contact the Board for explanations.

Motion was made by Linda Herzberg and 2nd by Russ Colley to accept the report. Report accepted.

Old Business:

None

Advisory & Strategic Planning – Bill Trumpler: Bill stressed the fact that any homeowner can attend the Budget planning meeting and along with Mike Donnelly explained how the Budget is derived. Budget meetings are not closed meetings.

Architectural & Permit Review - Russ Colley:

Four new stick built homes are being built in Montego Bay with 4 more coming in the near future. All plans are being closely scrutinized by the committee.

Storm Damage throughout the development was minor. Homeowners are reminded that if their neighbor has damaged property to please try to contact them.

Reminder to all home owners that sheds must be anchored and braced against the elements.

Trash collection begins twice a week (Mon. & Thur.) beginning on May 9th. Make sure trash cans are put back after collection.

Please paint any light poles in need of it.

The importance of displaying house numbers for emergencies has been brought to our attention by 911. For your own safety, make sure your bushes are cut back and the numbers are visible. Replacement numbers are available at the office.

Budget & Finance - Kathy Trumpler:

Kathy once again reviewed the Budget and the procedure used in creating new 2016-2017 budget. And, once again Kathy addressed the questions of the Association Officer's compensation and raises in the Association's Accounting fees.

Not all dues have been paid. We are currently working on the budget for period May 1, 2016 through April 30, 2017. Some increases are due to cost of living changes. We had an audit and we also have a Certified Public Accountant reviewing the budget monthly. It has been suggested that an audit take place every 3 years and also each time the Treasurer's position changes.

The budget projected large increases in the Association Officers compensations/salaries. This was not the case. Several of the previous Officers made it clear that they would not take compensation. Therefore, it was not kept in the budget. In the by-laws there is a stipulation for every officer to be compensated so it still should have been included in last year's budget and if not used, placed into the reserve account.

The Officers devote many hours and compensation works out to about \$7.00 an hour which isn't even minimum wage. Previously, Officers were paid using W2's which meant more in taxes and workman's comp. Also, there haven't been any raises in compensation since 2008 with the exception of a small increase in the Treasurer's compensation.

The 10% in association dues was, for the most part, to cover our major lighting issues. Over \$5,000.00 has been spent since August for lighting repairs and Delmarva Power's estimate to rewire the entire development would be nearly 2 million dollars.

Monica Cofiell explained that we have reduced expenses by printing the newsletter in-house and in black and white and by using volunteers to fold and stamp mailings. We saved additional money by switching to a bundle package from Comcast. There are other ways to cut costs which are being investigated and all monies in the budget that are not used go into the reserve account to cover unexpected costs.

Kathy Trumpler reminded the homeowners that the cost just to replace one pool would be \$250,000.00. According to the insurance company, pools cannot be insured. Our estimated replacement cost for all of the amenities is \$450,000.00. We need to increase our reserve so there won't be an assessment to the homeowners.

A motion was called for to approve the budget by Eileen Furnari and 2nd by Johanne Crafton. Budget was accepted and approved.

Bylaws & Declaration - Linda Herzberg: No Report

Communication – Bob Landefeld:

Bob Landefeld reviewed several new methods of community communication he intends to roll out in the coming months.

Firstly, happy to report that the website is up and running with all important dates, phone numbers, and meeting minutes up to date. It still needs a little polishing but all in all it's user friendly.

An E-mail data bank is being established where all homeowners can be notified of upcoming events and ongoing problems.

Establish a new newsletter procedure where there will only be 2 newsletters mailed annually; the 1st in January with the association dues and the 2nd in June with the annual ballot. There will be periodical newsletters sent via E-mail and posted on the website. This distribution method should greatly reduce printing and distribution costs.

A Question/Answer hotline procedure has been established where homeowners can submit questions directly into the Montego Bay Secretary's E-mail. Shooting for a 48 hour turnaround for answers.

It has come to our attention that there is currently a Facebook page entitled *Montego Bay Residential Community*. This page is neither controlled nor authorized by the Montego Bay Civic Association. As always, homeowners should be aware of the risks associated with social media before participating.

Parks and Ponds - Steve Genua:

Steve was unable to attend. The pond is in great shape. Most expenditures are made because of environmental regulations and the cost of chemicals.

Pools and Recreation - Eileen Furnari:

New floors have been installed in the pool bathrooms and 24 new lounge chairs have been ordered.

Please don't allow children to place their towels on chairs to be saved when they are in the pool most of the time.

Neighborhood Watch - Betty Bellarin:

A Night-Out Pot Luck get together is scheduled for August 2nd at the Pond. There will be an organizational meeting following the May 14th Board Meeting.

Looking for volunteers for Neighborhood Watch

. . . . even if you're only down for the weekend can you give an hour?

Ask a neighbor to keep an eye on your property and you do the same for them.

Nominating Committee - Barbara Reniak: No Report

Beautification Committee - Linda Herzberg:

Mulch has been ordered. Volunteers needed with planting and watering. Need some *young* help.

New Business

Harriet Pilert asked for a show of interest and information about yard sales from the homeowners and the Board.

The Board will help where possible but this is not a Montego Bay Civic Association project.

The next meeting will be a Board of Directors Meeting on May 14th 2016 at the Montego Bay Office.

A motion was made for adjournment by Bob Landefeld and 2nd by Russ Colley.

Meeting adjourned by Mike Donnelly at 12:00 noon.

Minutes Submitted by: Bob Landefeld, MBCA Secretary

