

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



June 10th, 2017

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on June 10th, 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, Kim Box, Russ Colley, Lou Jonske, Sr, Harriet Pilert, Rich Gracy, Rick Hindle, Bruce Huber, and Dennis Julian.

Absent voting members were: Barbara Rayner

The President and 11 voting members were present.

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

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

- Discussion was opened with a question from a homeowner concerning rental properties, the increase in noise, etc., and the OCPD. The Board is aware of this situation and is working with local police to address the problem. A meeting is scheduled with the Chief of Police. The association does not get involved with neighbor-on-neighbor disputes.

- Next, there was a discussion on curbing and picking up after one's dog. Nothing has ever changed. Curb and pick up after your dog or face up to \$1,000 fine. **This is a City Ordinance. Also, the pond area is not a dog park.** Leash and clean up after your dog. **Please respect your neighbor's private property.** Dogs_trespassing on private property is a police matter.
- Homeowners were reminded that they may have yard sales at any time during the summer. Also, the Montego Bay Community Yard Sale will be held on Saturday, August 5th, 2017 (no rain date) Time: 8:00am – 1:00pm. Anyone wishing to participate please contact Harriet Pilert at hpilert@verizon.net.
- A question was asked about the status of the tall grass at 109 Sandy Hill. The property is now a Tax Sale and is beyond the control of the MBCA. Liens are filed against the property and the Association's lawyer has advised us not to go on the property. However, cutting seems to be pending due to the clearance of a check from the property owner's niece.
- Bob Landefeld announced that nominations for this year's election were closed and briefly introduced the candidates. There was a brief discussion on the possibility of using proxies in this and future elections. It was decided to table proxies to a later date. Mary Jo Breslin, Don Dean, Rich Gracey, and Rick Hindle were introduced and each spoke about themselves and their goals.
Rick Hindle asked for an explanation of the numbering on the outside of the envelope containing the ballot so that everyone would understand the necessity.
Mike explained that the number is used to check off a homeowner's address, by the administrator, when it's received. The sealed envelope is then placed in a sealed box for the teller to open. The envelope is thrown away when opened and the ballot is placed in a separate pile for counting.
- Linda Herzberg briefly went over the contents of the resale package and the structure of the inspection fees.
- A question of maintenance responsibility for the community lamp posts came to the floor. Who really has the responsibility for the upkeep?
Russ Colley made a motion that homeowners be responsible for painting and numbering the posts. The Association will continue to furnish bulbs and replace damaged posts. Motion 2nd by Kim Box and passed unanimously by the Board.
- A question was asked about the condition of the shuffle bowl equipment. Tom Seibold, Pool Chair, will check and replace or repair as needed.

President, Mike Donnelly, then opened the discussion concerning the Reserve Funding Plan. The current funding level, based on the evaluation of **Criterion Engineering**, for this community (\$44,500/year) is not adequate and future increases will be required. Two methods of funding were offered:

Alternative 1: Increase the current level of reserve contribution by 3% annually for the next 30 years. This alternative will provide adequate funding with exception of eventful pool shell replacements and/or major pool renovations.

Alternative 2: Increase the current level of reserve contribution to \$48,000 for the first year and then by 3% annually for the remainder of the 30 year period. This alternative will provide adequate funding.

After a brief discussion, the Board decided on **Alternative 2** as the best method of funding.

Harriet Pilert made a motion that Alternative 2 be the acceptable method of funding. Lou Jonke, Sr 2nd the Motion. Motion passed by the Board unanimously.

Secretary and Treasurer's Reports:

Bob Landefeld, Secretary, introduced the minutes from the May 13th, 2017 meeting.

Motion was made to accept the minutes by Rick Hindle and 2nd by Linda Herzberg. Minutes approved.

Treasurer's Report - Monica Cofiell: Discussion of the budget that ended April 2017 and the actual vs. budget. We were only short \$628. Money was saved on mailings and office supplies. We were over on the pool which needed major repairs and on the pond. This fall we project for the budget next year. We have \$29,473 left over and it was rolled into the reserve. We have \$44,500 in reserve. Unobligated is for unexpected expenses and what is left goes into the reserve.

Motion was made for approval of the final budget by Russ Colley & seconded by Kim Box. The budget was approved.

The new budget that started May 1st was presented and is in a new format and hopefully clearer. The middle column is what we have in place, left is the actual spending, and the right is what is left. The amount of \$342,675 is what we are supposed to collect. We have only collected \$335,000. Twenty-six homeowners went to the Attorney for collection this year.

Motion was made to accept the new budget by Rick Hindle seconded by Lou Jonske, Sr. The new budget was approved.

Old Business: No report

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: No Report

Budget & Finance - Kathy Trumpler: No Report

Bylaws & Declaration - Linda Herzberg: No Report

Communication Committee - Bob Landefeld: Any Committee Chairs needing information disseminated throughout the community, please forward information to the Secretary for distribution through Constant Contact.

Park and Ponds - Harriet Pilert: New diffuser installed but the 3rd fountain will not be replaced due to poor condition of the other 2 fountains which may or may not last the whole season. New fountains with 3.5hp will be requested for in the next budget which will also include new lights

Solitude will attempt to move the remaining 2 fountains to be more centered and provide aeration to whole pond vs just the east end

Erosion problem to be evaluated by Solitude, rip rap proposal requested for Bahia side of pond Solitude recommends natural plant growth from water edge to path.....state regulates the pond

New signage for curbing dogs and violation fine...will contact city for possible signs or permission to use their verbage.

Invasive trees have been trimmed back in accordance with Solitude contract

Park is not to be used as a dog run, dog owners and police are to curb their dogs in the park and on all property in MB.

Pools & Recreation - Tom Seibold: Pools are looking good for the upcoming season. Thank you for everyone's help.

Nominating Committee – Election results will be announced at the August General Meeting.

Teller Committee – No Report

Neighborhood Watch - Lou Jonske, Sr: Schedules are completed through July. Lou will contact the volunteers to work on the new scheduling. National Night Out will be August 1st, 2017 at the community pond.

New Business: No Report

There were several “Thank You’s” among the homeowner’s comments to the Board.

There will not be a Board of Directors Meeting in July 2017.

The next Association Meeting will be the August General Meeting held at the Northside Park Complex on August 19th, 2017 at 10:00am.

Bob Landefeld made a motion that the meeting be adjourned and 2nd by Russ Colley. Meeting was adjourned at 10:35am.

Bob Landefeld

MBCA Secretary