

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



September 9, 2017

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on September 9, 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 Gracey, Rick Hindle, and Mary Jo Breslin

Absent voting members were: Larry Yates, Bruce Huber

The President and 10 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.

- A question was asked, by a resident, concerning the buildup of trash in our canals. The skimming and removal of trash is the responsibility of the Town of Ocean City. The resident was advised to contact Public Works. They have been helpful in the past.
- Mike introduced our new Board Members, Mary Jo Breslin and Larry Yates, to the homeowners.
- The Board approved a request of a \$150.00 donation for The Ocean City Fire Department.

The President then appointed the New Committee Chairs for this term. He also explained that a Board Member must be a Chair, or a Member, of the existing committees.

<u>Committee</u>	<u>Chair</u>
• Architectural & Permit Committee	Russ Colley
• Budget & Finance	Kathy Trumpler (Mary Jo Breslin)
• By-Laws & Declarations	Linda Herzberg
• Communications	Bob Landefeld (Kim Box)
• Pools & Recreation	Tom Siebold
• Parks & Pond	Harriet Pilert
• Advisory & Strategic Planning	Bill Trumpler
• Neighborhood Watch	Lou Jonske, Sr
• Nominating Committee	Not Active
• Teller Committee	Not Active
• Executive Committee	Consists of all Officers and 1 Board Member

See attached for complete committee rosters.

A synopsis of Rich Gracey's August lighting presentation was distributed to all homeowners via *Constant Contact* and, as stated, the Board is still researching options. There is a concern about the brightness of solar lighting (lumens). Rick Hindle suggested the formation of a Lighting Committee to investigate potential grants, the city's stance on the project, and general information concerning the possible conversion. Mike appointed Rich Gracey to be the Lighting Committee Chair and requested an Overview Report by the October Board Meeting.

Trash continues to be a problem in the community. City Codes require lids on all containers and the waste wheelers to be in usable condition. Trash continues to be a problem in the streets and on properties. Approximately 40 violation letters are being prepared, with fines for repeat offenders.

Committees were advised to prepare budgets for the Pre-Budget Meeting in the fall. Pool company bids will be presented and Kathy Trumpler, of Budget & Finance, wants committees to present their annual "wish lists". A raise in dues will be discussed. Dues can only be increased by 10%. **Watch for the meeting announcement. All homeowners are welcome and encouraged to attend.**

Secretary and Treasurer's Reports

Bob Landefeld, Secretary, introduced the minutes from August 19, 2017 meeting. **Motion was made by Rick Hindle 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 Treasurer's Report was distributed to all Officers and Board Members. **Motion was made by Lou Jonske, Sr and 2nd by Rick Hindle to accept the report. Report accepted.**

Old Business

Donald Dean has had Issues with the Reserve Fund study and was invited to speak before the Board. He handed out written explanations and was given the opportunity to speak in detail about his concerns.

As a matter of background. In late 2016 the auditors of The Montego Bay Civic Association requested “professional reserve study” be commissioned.

On January 27, 2017 an executive meeting was held at the MBCA office.

The purpose of this meeting was to select a qualified bidder to execute a Reserve Study for the Montego Bay Civic Association. This process of selection was approved by a vote of the Board of Directors at the January 14, 2017 Montego Bay Board of Directors Meeting.

After a review of 6 proposal, the Executive Committee chose ***Criterion-Harbor Engineering*** as their choice to complete the Reserve Study for the Montego Bay Civic Association.

A contract was signed between **Montego Bay Civic Association** and **Criterion-Harbor Engineering**. (copies can be view upon request at the office)

We certainly appreciate Mr. Dean’s effort and preparation in preparing this presentation and we will keep his recommendations on file until the next contract period. They will then be reviewed and be used, if needed, in our negotiations. Until then, we will be using the existing Reserve Study.

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: Board’s Architectural Manual and Addendum has been added to the Association’s website. The Committee is in the process of addressing issues from last month’s General Meeting, i.e., silt fences, violations.

Budget & Finance - Kathy Trumpler: No Report

Bylaws & Declaration - Linda Herzberg: No Report

Communication Committee - Bob Landefeld: Reminded (again) Committee Chairs that *Constant Contact* is for your use too. If you have information, projects, or meetings you want to advertise throughout the Community, simply e-mail your request with information to the Secretary.

Park and Pond - Harriet Pilert: The Committee met with Solitude Lake Management to discuss the erosion problem on the Bahia side of the lake. There are several options that can be used instead of expensive rip-rap and several proposals will be submitted to control the bank erosion in 3 areas by Solitude.

Other issues concerning the pond area are:

- Owners are asked to stop cutting back vegetation between the pond and the walkway.
- Do not feed waterfowl or birds.
- Ocean City Animal Control has been here trapping cats and opossums.
- There is still a dog problem. The Town of Ocean City will issue a fine for loose running dogs and failure to pick-up after pets (photos and info needed).
- There appears to be only enough money budgeted for one new fountain.

A letter will be sent to all owners living around the pond addressing these bullet points.

Pools & Recreation - Tom Seibold: Tom asked for help at the pools for winter cleanup. He was informed that our part-time maintenance man will be helping to do this. Changing of the pool hours was also discussed so the new information can be used in next year's pool contract.

Nominating Committee - Inactive

Teller Committee - Inactive

Neighborhood Watch - Lou Jonske, Sr: Lou praised his committee people for their great job. There has been less damage this summer compared to previous seasons. Watch for information about the "Officer of the Year" banquet.

New Business

- Harriet Pilert has concerns about the décor of the Community. Specifically, one house is painted in an almost neon color. This color is not the norm and is not keeping with the esthetics of the community. She feels, as others do, that this house is unacceptable. These issues were referred to the Architectural Committee for development of guidelines to be discussed at a future meeting.
- Rich Gracey has concerns with the size of some houses in the Community. House plans that have rooms designated as bedrooms and are just x-ed out by inspectors to comply with the “3 bed room limit” but in fact are still used as bedrooms.
- Owner commented that the lights are too bright(?). It was suggested that a dark pane of glass can replace the clear pane closest to the house.

The next MBCA Board Meeting will be October 14th, 2017 at 9:00am at the MBCA Office.

Call for adjournment.

Motion for adjournment made by Linda Herzburg, 2nd by Monica Cofiell. Meeting adjourned at 10:30am

Bob Landefeld

MBCA Secretary

**Montego Bay Civic Association Standing
and Special Committees
2017-2018**



Advisory & Strategic Planning

Bill Trumpler-Chair

Rich Gracey

Don Asher

Bruce Huber

Don Dean

Budget & Finance

Kathy Trumpler-Chair

Monica Cofiell

Mary Jo Breslin

Dennis Julian

Vicki Asher

Architectural & Permit Review

Russ Colley-Chair

Rich Gracey

Gene Cofiell

Tom Seibold

Mary jo Breslin

Light Committee

Rich Gracey-Chair

Don Dean

Rick Hindle

By-Laws and Declarations

Linda Herzberg-Chair

Monica Cofiell

Rick Hindle

Communications

Bob Landefeld-Chair

Chris Landefeld

Kim Box

Don Dean

Erin Reily

Pool Committee

Tom Seibold-Chair

Larry Yates

Angela Collins

Erin Reily

Neighborhood Watch Committee

Lou Jonske -Chair

Roger Ballerin

Felicia Cerro

Mary Jane Maxwell

Bob & Rita Chapman

Hugh & Laurie Cavallaro

Mike Donnelly

Maeke Ermarth

Matt & Sue Fraunhoffer

Frank & Dottie Guillen

Linda Herzberg

Barbra Reniak

Melissa Huber

Ashleigh Huber

Sylvia & David Jones

Lou & Anna Jonske

Harry Koffenberger

Lynn Larkin

Mike Livingston

Dee Matthews

Neighborhood Watch Committee (Cont'd)

Connie Troll

Martha Wood

Larry & Becky Yates

Bill & Kathy Trumpler

Pond Committee

Harriet Pilert- Chair

Julie Halterman

Sam & Melanie Marchiano

Greg & Debbie Kappler

Bob Chapman

Frank & Dottie Guillen (Purple Martin Houses)

Kate Tyrell

Bob Leckner

Maeke Ermarth

John & Margaret McDermott

Paul Svoboda