

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



October 8th, 2016

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on October 8th, 2016 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, Dennis Julian, Lou Jonske, Sr, Harriet Pilert, and Bruce Huber.

Absent voting members were: Johanne Crafton (A2), Rich Gracey (A1), and Barbra Rayner (A1)

The President and 9 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.

Fred Krause asked why the lights are out on Beachcomber Road. Mike explained that every time there is a heavy rain, faults develop in the underground wiring. As stated before, there are major problems with the underground wiring in Montego Bay. The problem has been placed on the Electrician Repair List and will be repaired as soon as possible.

Also, the city is replacing the underground drains and resurfacing the road on Beachcomber.

Frank Guillen questioned the new signs stating "No Pets". Mike clarified the sign by stating that leashed pets are always welcome.

Mike Donnelly then addressed the current telecommunication antenna situation and the Legal Notice which was posted in the September 23rd, 2016 issue of the Maryland Coast Dispatch. A decision was made immediately by the Executive Committee to notify and forward all available information to our homeowners. These antennas are to be used for cellular communication.

The original installation of these antenna was brought before the Ocean City Council in April of 2015 and a public hearing was held. Why the previous Montego Bay Civic Association administration didn't act on this is unknown. The Executive Committee felt it was something our homeowners should know about.

Since then, many homeowners have sent emails and letters opposing the towers. One of our homeowners even made a template letter for everyone's convenience.

The City owns lots in Montego Bay and this is where the towers, which are 18' to 38' high, will be placed. They will not have lights on them and are considered unattractive by the Association.

Mike went to the October 3rd City Council Meeting to inform them that our community is residential without any overhead utilities and that in the past we fought with Delmarva Power over the addition of large transmitters. City Engineer Terry McGean spoke on behalf of Ocean City and said both the City Council and the Mayor will do their best to keep them out but the Telecommunications Act of 1996 gives ATC (Crown Castle) the right to proceed. We will work with the City Council and try to get these towers placed in isolated areas. There are 90 towers total to be placed throughout the city with 15 in the Montego Bay area.

Greg Kappler suggested also contacting the Maryland Public Service Commission as well as ATC and Crown Castle. Harriet Pilert suggested that perhaps we could lease property to ATC for income. Greg and Larry Yates mentioned the going rate for leasing land for towers is around \$1800 to \$2000 / month.

At the last meeting, the Board approved the switching of the positions of the Vice President and the Treasurer for one year. This was in error and a motion was made to correct the term from 1 to 2 years.

**Russ Colley made a motion to correct the Officers' terms and 2nd by Lou Jonske, Sr.
Motion passed**

Secretary and Treasurer's Reports:

Bob Landefeld, Secretary, introduced the minutes from the September 10th, 2016 meeting.

**Motion was made to accept the minutes by Bruce Huber and 2nd by Lou Jonske, Sr.
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.

Motion was made to accept the Monthly Budget report by Linda Herzberg and 2nd by Dennis Julian. Report Accepted.

Old Business:

At the General Meeting in August, both James Baldwin and Don Dean questioned the method of administrating the budget's Reserve Fund. Don Dean volunteered to go over the budget and make suggestions. Don said that the main function of the Reserve Fund is to replace assets without a need for a special assessment. He then explained the method (**See Attached report**) and noted that when the Reserve Fund becomes fully funded the remainder goes into Unobligated Funds. The Association is in good shape.

Bill Trumpler mentioned that an increase was also used to help replace the lighting. There was then a discussion comparing replacing versus repairing assets. It was also mentioned that Maryland does not require a line item in a budget for Reserve Funds.

Mike thanked Don for the time and effort he put into the report.

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: We are steadily receiving plans so there will be lots of new construction around the development.

A mass mailing was sent out advising homeowners to paint their lampposts and replace their numbers. We now have the new reflective numbers at the office. Letters also have been sent to homeowners advising them that they must take care of their properties in accordance with our by-laws and restrictions.

We have received an estimate of \$2400 for trimming back and taking care of trees in the common areas.

Russ Colley made a motion to approve the \$2400 for tree trimming and 2nd by Bob Landefeld. Motion passed.

Budget & Finance - Kathy Trumpler: There will be a Budget & Finance Meeting on Saturday, November 5th, 2016 at 10:00am at the MBCA office. All homeowners are invited to attend. The November 12th, 2016 Board meeting will also be a Budget Meeting.

Bylaws & Declaration - Linda Herzberg:

There will be a meeting of the Bylaw & Declaration Committee at the end of this meeting. Please see Linda for further information.

Communication Committee- Bob Landefeld: *Constant Contact* e-mails seem to be pleasing and informative to our homeowners and the office has received positive feedback. The next possible step could be establishing, thru Constant Contact, a link so interested homeowners could watch the video of Ocean City - City Council Meetings.

Park and Ponds- Harriet Pilert:

There was a Pond committee meeting on October 7th, 2016 with an excellent turn out. Steve Genua brought the committee members up to date with the status of the pond.

This past summer there were many issues with the growth of algae and the general care received by our current contractor, Envirotech. Their overall quality has been slowly going downhill and the committee felt it was time to find a new contractor.

Based on committee discussion, which included reviews of other clients using Envirotech with negative ratings for performance and poor communication, along with Steve Genua's report, it was decided that a recommendation be made to the MBA Board to terminate the contract for pond management with Envirotech, effective immediately for non-performance, with notification being sent via certified letter by the President of MBCA to Todd Fritchman, owner of Envirotech.

Committee members, as well as Mike Donnelly, President MBA, did their due diligence in attempting to obtain competitive bids from other companies to manage the pond. Companies contacted, either didn't work with salt water management, didn't work in our area, or just did not return calls. The only company that does salt water management on a large scale in our area, is Solitude Lake Management. Wes Allen is the territory manager and is very familiar with our pond, due to his prior involvement in managing our pond originally, under Envirotech. Based on the scope of their proposal and the cost, the committee's recommendation to the Board will be to accept the Solitude contract for \$15360 annually, paid as a \$1276 monthly fee.

A motion for Board approval for the termination of the Envirotech contract and the acceptance of Solitude Management Contract was made by Harriet Pilert and 2nd by Linda Herzburg. Motion passed by the Board.

Pools & Recreation - Tom Seibold:

Tom thanked the volunteers for all their help winterizing the pool on September 15th.

We are planning on ordering at least 5 more tables and 18 more chairs for next year and are going to change the style of umbrellas when we begin replacing them. Items are subject to the new Budget.

Nominating Committee - Inactive

Teller Committee - Inactive

Neighborhood Watch - Lou Jonske, Sr:

Schedules are now completed through December. **We have a good volunteer crew and have great meetings.**

New schedules and phone lists have been mailed out as well as a call for volunteers for January thru March, only 1 day a week.

Neighborhood Watch members will also be noting property condition on their rounds.

New Business:

Mike Donnelly announced that there will be a Community Christmas Party on December 10th, 2016 at 1:00pm. We would like homeowners to RSVP. Look for upcoming e-mails with more information.

Mike again discussed the feasibility of hiring a part time maintenance employee. This person would take care of grass & bushes (not under current contractor), paint lamp poles, repair fences, reprogram and fix pool gates, clean bath houses (mid-day), etc. The maintenance employee hours would not exceed 15 hours a week at a rate of \$15 an hour. The employee would work directly for the President. Mike requested that a motion be made to hire a maintenance employee under these conditions.

Motion was made by Bruce Huber and 2nd by Lou Jonske, Sr. Motion passed.

Committees were again reminded that next meeting will also be a Budget meeting.

The next Board of Directors Meeting will be Saturday November 12th, 2016 at 9:00am, at the MBCA office.

A motion was made for adjournment by Linda Herzberg and 2nd by Harriet Pilerl.

Meeting adjourned by Mike Donnelly at 10:20 am.

Minutes Submitted by: Bob Landefeld, MBCA Secretary