

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



December 10th, 2016

Call to Order

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

Absent voting members were: Rich Hindle (A1), Russ Colley (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.

Bids were sent out for the 2016-2017 grass cutting contract by the Executive Committee. All prices fell within the current range so it was decided to continue with Dean Lewis for the new year.

We received 6 applications for the maintenance position and 5 did not meet our criteria. The Board made the decision to hire Tony Cenci for this position and will contact the other applicants.

We have received plans for another 2nd floor deck in the rear of a new house on Nautical. It would be elevated 15' and would be looking down on the homes in the back (bedrooms, etc.).

The Architectural Committee turned down the plans for the deck on that home as well as the first home that requested a 2nd floor deck. The first owner's lawyer sent the Committee a letter requesting we rescind and accept the plans. After speaking with our lawyer, it was decided not to rescind the refusal.

No rear 2nd floor decks are allowed unless you own a property on the water. The homeowner has the right to petition the Board as was done with the request for garages. As the community grows, we will adjust to assure that changes fit well with all 1523 property owners.

Street lights are still a major problem in the neighborhood and the Board is considering soliciting bids to rewire the entire community. Also, the electric pedestals (meter on a pole) at the rear of older homes are rusting out and becoming potential fire hazards.

It appears that the Town of Ocean City's and the MBCA's hands are tied concerning the addition of cell towers on public property. The tower developers have been granted a right of way by the Federal Government and The Federal Communication Act. The City and the Community still have the right to offer input on their placement.

Secretary and Treasurer's Reports:

Bob Landefeld, Secretary, introduced the minutes from the November 12^h, 2016 meeting.

**Motion was made to accept the minutes by Harriet Pilert 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 Bob Landefeld and 2nd by Bruce Huber - Report Accepted.

Old Business

- Mike Donnelly reported that on the advice of our auditors, bids for a Reserve Study will be mailed.
- Bylaws and Restrictions are being rewritten for presentation at April's General Meeting.

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: Building continues in the Community with 5 new plans submitted for approval.

Budget & Finance - Kathy Trumpler: There was a brief discussion concerning the new budget and the upcoming dues increase (7% instead of the usual 10%). It was then passed to the Board for approval and then to the General Membership at the April meeting.

Motion made for approval by Kathy Trumpler and 2nd by Harriet Pilert. Motion passed.

Bylaws & Declaration - Linda Herzberg: No Report

Communication Committee - Bob Landefeld: No Report

Park and Ponds - Harriet Pilert: Pumps, including bay pump, and fountain pulled for the season. Walk around the pond looks good and residents are happy.

Pools & Recreation - Tom Seibold: New bike racks, chairs, and tables have been delivered.

Nominating Committee – Inactive

Teller Committee – Inactive

Neighborhood Watch - Lou Jonske, Sr: No report

New Business

Concerns about the upcoming pool season were voiced over loud music, out of control people, and general noise. Establishing a Pool Monitor Program was suggested.

The next Board of Directors Meeting will be Saturday January 14th, 2017 at 9:00am, at the MBCA office.

A motion was made for adjournment by Linda Herzberg and 2nd by Bob Landefeld.

Meeting adjourned by Mike Donnelly at 10:20am.

Submitted by,

Bob Landefeld, MBCA Secretary

