

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



May 13, 2017

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on May 13, 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, Bob Landefeld - Secretary, Kim Box, Russ Colley, Lou Jonske, Sr, Harriet Pilert, Rich Gracy, and Rick Hindle

Absent voting members were: Monica Cofiell - Treasurer, Dennis Julian, Barbara Rayner, and Bruce Huber

The President and 8 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 homeowner concerning the use of metal instead of plastic on the lamp heads throughout Montego Bay. It was explained that where metal would be stronger, plastic is less of a maintenance problem (won't rust).

- Mike presented a letter written to the Board of Directors from the Montego Bay Civic Association's Architectural & Permit Review Committee regretting the approval of a house approx. 90ft long to be built on a lot approx. 134' x 40' at 177 Sunshine Lane. Their personal perspective was that this house should not have been approved. But, realizing that the homeowner has a rather large lot it allows them to build a larger home (90' vs 60-65'). The home still meets the community set-backs as stated in the building restrictions. The committee still feels that the home was overbearing for the community standards. The committee feels that they should not bear any repercussions as to why the plans were approved because they followed the **current guidelines and criteria**. If it meets Ocean City setbacks it is fine.

Mike commented that it would not be worth the Association's while to pursue it in court based on aesthetics and there are several lots in the community that could build still larger houses. Mike then assured the Board that this was an oversized lot and not the combination of 2 lots and before the Board could restrict the size of homes in the community it would need to be put to a vote of all homeowners.

Lou Jonske questioned the number of legal bedrooms.

Mike stated that the Association cannot go into someone's home. Once the Ocean City inspectors go inside and issue the certificate of occupancy approving not more than 3 bedrooms the Association cannot enforce the restriction

- There was a discussion concerning the Resale Package which is now required with real estate transactions within HOAs per the Maryland Homeowners Association Act Title 11b-106 effective October 1, 2016. The fee structure was discussed, \$50 for the packet and \$40 fee for an inspection of the exterior of the property (this inspection would make the seller and buyer aware of any MBCA restriction violations). Mike then requested the Board approve the fee structure.
The Association has retained a new attorney specifically for HOA/Condominium Law and will be meeting with her on May 27th, 2017 to clarify some items.
Bob Landefeld requested that this topic and its approval be tabled until the June 10th, 2017 meeting pending the outcome of the May 27th, 2017 meeting.
The Board agreed and the item was tabled until June's Board meeting.
Mike then stated that the current packages will be sent out without the Board's approval.
Rick Hindle and Harriet Pilert reminded the meeting that the Bylaws state that Board Members cannot be paid for their services. Mike then said that we need volunteers to help or we will have to pay commercial inspectors. These inspections must be done within a few days of receiving the information from the settlement company.

Volunteers were requested to help with the exterior home inspection associated with Resale Package.

Maeke Ermarth, Michelle Donovan, Mary Jo Breslin, and Rebecca Yates stepped right up to the task. **Thank You, Ladies!**

- A homeowner requested that the Board consider waiving the late fee on their 2017 Association dues. Even though the dues were paid on time the homeowner put an incorrect address on the check. This error caused the check to be delayed in processing which created the late fee.
A motion was made, by Russ Colley, and 2nd by Bob Landefeld that the request be denied. Citing that 86 homeowners have been issued late notices, where do we stop? Also, instructions for paying annual dues are clear and straightforward.
Board voted 4-3 with 1 abstain not to waive the fee
- Mr. John McDermott has once again volunteered to chair the Teller Committee for the August, 2017 election.

Secretary and Treasurer's Reports:

Bob Landefeld, Secretary, introduced the minutes from the April 15th, 2017 meeting.

Motion was made to accept the minutes by Harriet Pilert and 2nd by Rick Hindle.

Minutes approved.

Mike Donnelly made presentation for Monica Cofiell, Treasurer. He presented for review and approval the monthly Budget Report. A copy was distributed to all officers, board members, and homeowners.

There was a brief discussion concerning the Reserve Fund Study and the possible increase to \$48,000 yearly. This would mean that there would need to be an increase of 3% added to the Reserve Fund every year. Among the possible expenditures were the paving of a portion of the parking lot near Pool #1 and increased pool expenses.

Once again, Mike reminded the attendees that the report is over 79 pages long and homeowners are free to come to the office and read over it.

Motion was made to accept the Monthly Budget report by Bob Landefeld and 2nd by Rick Hindle. Report Accepted.

Old Business

Rick Hindle questioned the status of the home with the 2nd floor deck on Nautical. Mike mentioned that the railing has not been installed so everything is on hold with the proceedings.

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: Lamp posts without numbers and trash haulers without lids will now become a fineable violation.

The seagulls continue to make terrible messes with the trash.

Budget & Finance - Kathy Trumpler: No Report

Bylaws & Declaration - Linda Herzberg: No Report

Communication Committee - Bob Landefeld: *Constant Contact* e-mails seem to be pleasing and informative to our homeowners and the office has received positive feedback. Any owner who is not a member, please contact the office so you can be added into the system.

Park and Ponds - Harriet Pilert: We have always had 3 fountains working at the pond but the one which we recently put back stopped working 2 days later. It requires a diffuser assembly, replacement costing \$370 and a power cable assembly costing \$300. The cost to fix the lighting is very expensive but we will have at least 1 fountain lit for now. We received a proposal to take existing 3 fountains out and replace them with a 3.5HP unit which will give us more aeration and water circulation with LED lighting. The cost of the unit is \$8000 and just the LED for all 3 fountains is \$4800. These funds are not available, hopefully they will be in next year's budget.

Tom will take care of trimming the trees that are leaning over the pond.

Pools & Recreation - Tom Seibold:

It's almost pool time!

Volunteers will soon be needed to help set up the pool furniture, the putt-putt, and other amenities.

Watch for updates in *Constant Contact*, or contact the office to volunteer.

Nominating Committee - Bob Landefeld:

The Nomination Committee has begun accepting nominations for the August Elections. Openings this year are for President, Secretary, and 4 Board Members. Nominations must be in by Friday June 2 ,2017. Biographies are optional.

Candidates may drop their nominations at the office or e-mail their nominations to:

secretary@montegobaycivicassoc.com

montegobayoc@comcast.net

Candidates for President and Secretary must be homeowners and full-time residents. Additionally, the President must have served at least 1 year as a Board member. Part time residents can run for Board positions.

Teller Committee - John McDermott: No report

Neighborhood Watch - Lou Jonske, Sr:

Schedules are now completed through July, 2017. Always room for more volunteers, especially with the upcoming **June Bug Invasion**.

New Business:

Harriet Pilert discussed the sizes and the colors of the homes in the community. Mike suggested that the topic could be brought up at one of the General Meetings.

Harriet also suggested that the minutes should be made available sooner than a month after the meetings. Bob Landefeld said that he could get a **draft copy** posted on the website within a week or 10 days after the meeting.

Bob also wanted to make sure that homeowners know that draft copies are not official and not approved and should be used for reference only. The Bylaws state that minutes are not official until approved by the Board.

There was a brief discussion about the new stop signs in the community. Complaints and problems should be addressed to the Ocean City Police and the Maryland State Roads Commission.

The next MBCA Board Meeting will be June 10th, 2017 at 9:00am at the MBCA Office .

Call for adjournment.

Motion for adjournment made by Bob Landefeld, 2nd by Russ Colley. Meeting adjourned at 10:25am

Bob Landefeld

MBCA Secretary

