

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



March 12, 2016

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on March 12, 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, Betty Bellarin, Rich Gacey, Johanne Crafton, Russ Colley, Eileen Furnari, and John Shifflett.

Absent voting members were: George Carter (A1), Dennis Julian (A1), and Barbra Rayner (A1).

The President and 9 voting members were present.

Good of the Association / Floor Opened by the President.

The Board was again questioned about the budget. Was it accepted at the December meeting? Why isn't there clearer communication? Why is there a raise in the accounting fees?

Again, the board, with assistance of Mr. & Mrs. Trumpler of the Budget & Finance Committee and the Advisory and Strategic Planning Committee explained the budgeting procedure. The rise in the accounting fee was based upon the recommendation of the auditor to include additional checks and balances to our accounting procedure.

Questions were also asked about the Roof Pitch Ordinance. Mike Donnelly said that this issue will be discussed in detail along with the final vote count at the General Meeting in April.

A question was also asked concerning roadwork in the Montego Bay neighborhood. This work is very doubtful due to the budget constraints on the Town of Ocean City.

Clearer communications were also discussed. Work continues to improve the website, a new e-mail data base is being planned so that homeowners can have questions addressed within 48 hours, and the Board wholeheartedly agreed that communication would improve with more community participation.

President's Report

Direct Energy currently has the electrical contract for Montego Bay facilities (pool house, pool, offices, etc.) and is due to expire in November, 2017. A new 2 year contract has been offered by Delmarva Power at a reduced rate, however, they want the contract to be signed now.

Motion was made by Betty Bellarin, and seconded by Bob Landefeld, to hold off signing the contract. Passed by the Board.

A new tile floor is being installed this summer replacing the old painted floor. The new floor will be tile, longer lasting, and easier to clean.

There is a bid to repair the damaged pool fence (\$1000.00) with a contractor. Because this fence is in an area prone to damage the replaced fence will be upgraded to chain link.

Happy to report that the storm damage throughout the Montego Bay Community was minor.

Final count on the roof pitch vote will be announced at the General Meeting in April. Also, the attendees were reminded that building plans are approved by the Architectural & Permit Committee.

Board members were reminded to have their comprehensive reports ready for the April 16, 2016 General Membership Meeting.

Secretary and Treasurer's Report

Bob Landefeld, Secretary, introduced the minutes from January 9, 2016 meeting. Motion was made by Rich Gacey to accept the minutes and 2nd by Betty Bellerin. Minutes approved.

Monica Cofiell, Treasurer, presented for review and approval the Monthly Budget Report. A copy of the Montego Bay Civic Association Audit was also distributed to all officers and board members. Motion was made by Betty Bellerin and 2nd by Russ Colley to accept the report. Report accepted.

Old Business:

None

Advisory & Strategic Planning - Bill Trumpler: No Report**Architectural & Permit Review - Russ Colley:**

Three new stick built homes are being built in Montego Bay with 4 more coming in the near future. All plans are being closely scrutinized by the committee.

Storm Damage throughout the development was minor. Homeowners are reminded that if your neighbor has damaged property please try to contact them.

Springtime is a good time to clean and repaint rusted roof pipes and vents. Badly rusted pipes that bleed down the sides of a home can be considered a violation.

Over \$6000.00 has been spent repairing lighting since August.

Montego Bay now consists of 233 stick built homes, 236 modular homes, 31 empty lots, 3 foreclosures, and several abandoned properties. Only 35% of the properties are single wide trailers.

Budget & Finance - Kathy Trumpler: No Report**Bylaws & Declaration - Linda Herzberg: No Report****Communication – Bob Landefeld:**

Bob Landefeld previewed several new methods of community communication he intends to roll out in the coming months. They will be discussed in more detail at the April General Meeting.

Neighborhood Watch – Betty Bellerin:

With the season approaching Betty emphasized the need for volunteers for the Neighborhood Watch.

Parks and Pond - Steve Genua:

One of the pond's fountains needs to be repaired and is on Bio-Tech's schedule. We also have a \$1000.00 credit on Bio-Tech's books which will defray the repair cost.

Basic maintenance is being performed in preparation of the season.

The cost of chemicals for the pond is rising.

Pools and Recreation - Eileen Furnar:

The new floor is scheduled to be installed and should be finished by the start of the season.

Volunteers are needed to help set-up the pool and the miniature golf. Please contact Eileen.

New "Please Share" signs are going to be installed to help alleviate problems with the chairs and lounges.

Nomination Committee - Barbra Renick: No Report.

Teller Committee - George Seller: No Report

Closing Comments

Vice President, Linda Herzburg, announced that Montego Bay Civic Association will be holding a Christmas party this year. Please see Linda to volunteer.

Next meeting will be The General Membership Meeting on April 16th 2016, at 10:00am, at the Northside Park Complex.

A motion was made for adjournment by Linda Herzberg and 2nd by George Shifflet.

Meeting adjourned by Mike Donnelly at 10:30am.

Minutes Submitted by: Bob Landefeld, MBCA Secretary

