

## Board of Directors Meeting Minutes September 12, 2015

President Mike Donnelly called the meeting of the Board of Directors of the Montego Bay Civic Association to order at 9:00 am and led the Pledge of Allegiance.

The attendees were reminded that the meeting was being recorded

Roll Call: The President and ten voting members were present.

President Mike Donnelly					
P – Present		Voting Members		A = Absent	
Linda Herzberg, VP	P	Monica Cofell, Treasurer	P	Bob Landefeld, Secretary	P
Betty Bellarin	A <sub>1</sub>	George Carter	P	Eileen Furnari	P
Rich Gracey	P	Russ Colley	P	Barbara Rayner	P
Johanne Crafton	P	Dennis Julian	P	John Shifflett	A <sup>1</sup>

### **Good of the Association: Floor opened by president**

- Cathy Dorey presented to the Board a request for a second membership card per home owner. Cathy also brought to the Board’s attention an email response from the association concerning this request. This response was upsetting to her. Mike Donnelly responded and apologized for the tone of the email and also commented that the by-laws state that owners receive one key card and it is a very efficient system. George Carter stated the necessity to follow the rules. Rich Gracey suggested the possibility of a temporary card, with a deposit, for those needing it for unusual circumstances. Richard Hindle agreed this would be helpful and Aline Springer commented that sometimes past rules need to be changed. Cathy Dorey would prefer that homeowners be allowed to purchase a second card. Cathy was also advised that having like-minded neighbors and friends email the Association’s secretary would help the Board in their decision. Mike Donnelly assured that the issue will be resolved before the next pool season.
- Paul Svaboda, Bob McCluskey, Time Gates, and others questioned the addition of 17 foot homes in the development as well as the status of the referendum ballot. Mike Donnelly explained that the city changed their restriction and added 2 feet after FEMA regulations took Ocean City out of the flood plain. Our regulations were changed to adapt the city code.

The new architectural committee will approve 17 foot homes. Mike then updated the meeting on the status of the voting. It was his intention to end the voting at this meeting but according to our lawyer, the minutes and the post card ballot stated a closing date of April, 2016. Therefore, the election must stay open until then.

- An owner then questioned an Ocean City project that would repair all roads and sewer lines in the Montego Bay Community. The Board was not aware of such a project and the President will check with City Hall and update the Board at the next meeting.

#### **Proceed with the meeting:**

- President's Report – Mike Donnelly introduced new Board members Russ Colley and Rich Gracey. Russ Colley will assume the Chair of the Architectural and Permit Review Committee. Vice President Linda Herzberg will assume the Chair of the Bylaws & Declaration Committee.

#### **Secretary's Report:**

- Minutes for the General Membership meeting dated August 15, 2015 were voted on by the Board and approved.

#### **Treasurer's Report:**

- The monthly Budget Report was reviewed and approved by the Board.

#### **Committee Reports**

- **Advisory & Strategic Planning – Bill Trumpler:** No Report
- **Architectural & Permit Review- Russ Colley:** No Report
- **Budget & Finance – Kathy Trumpler:** Treasurer Monica Cofiell reminded all committee chairs that the new budget is due by mid-October. Also, there has been an emergency expenditure due to unforeseen computer system problems. However, monies are available in this year's unobligated funds.
- **Bylaws & Declaration – Linda Herzberg:** No Report
- **Communications – Bob Landefeld:** No Report
- **Parks & Ponds – Steve Genua:** Report under new business
- **Pools & Recreation – Eileen Furnari:** Report under new Business
- **Nomination Committee – Dennis Julian:** No Report
- **Teller Committee – John McDermott:** No Report

#### **New Business**

- **Pools & Recreation – Eileen Furnari:** Friend of the Pool, Louise Swontek, passed away on August 15, 2015. She helped the life guards and was a friend to all pool goers. We are requesting that the bench at the Oyster Lane Pool be dedicated to her for her years of service to the pool. Materials will be donated by the Finished Touch Home Improvements and the replacement of a plaque has been approved by the Board.

Volunteers are requested for the winter cleaning and storage for the Putt-Putt course as well as the cleaning and hauling of trash from the guard room. Volunteers may contact Eileen.

A feasibility study will be conducted by the Board regarding the placement of new signs before the new pool season. Signs will prohibit alcohol and vaping and possibly a sign about an observation camera and other warnings to deter vandals.

**Parks & Ponds – Steve Genua:**

- With the ends of the season at hand the erosion around the pond can now be addressed. Expenses for this project have been pre-approved and work should begin shortly.

**Closing Remarks:** Mike Donnelly once again reminded the attendees that this was THEIR Association and the Board is always opened to suggestions for improvement.

The meeting was adjourned at 10:41 am.

**Submitted by:** Bob Landefeld, MBCA Secretary