

# ***Board of Directors Meeting Montego Bay Civic Assoc. Meeting Minutes***

December 12, 2015

## **I. Call to order**

Mike Donnelly called to order the regular meeting of the Montego Bay Civic Association at 9:00am on December 12, 2015 and led the pledge of Allegiance. Attendees were advised that the meeting was being recorded.

## **II. Roll call**

Bob Landefeld conducted a roll call. The following voting members were present: Linda Herzberg VP, Monica Cofiell Treasurer, Bob Landefeld Secretary, Rich Gacey, Joanne Crafton, Russ Colley, Dennis Julian, Eileen Furnari, and Barbara Rayner.

Absent voting members were: Betty Bellarin (A2), George Carter (A1), and John Shifflet (A2)

The President and 9 voting members were present.

## **III. Good of the Association / Floor Opened by the President**

- The Board was asked about a Christmas Party by Paul Svoboda. A Party will not be held due to lack community interest and the failure of any volunteering spirit.
- Melissa Leone questioned the 9/12 roof pitch on a new house on Yawl Drive .Mike Donnelly addressed issue directly and made it part of his later presentation. Again the creation of a Montego Bay Civic Association Facebook page was turned down.
- Richard Hindle had some general questions about the duties of the Architectural & Permit Review Committee .Russ Colley explained the due diligence of the committee in interpreting by laws, city codes, etc. to assure uniformity throughout the development.

## **IV. Presidents Report**

Mike Donnelly gave a brief history of the roof pitch situation in Montego Bay. Originally in the beginning there was never a roof pitch issue because most properties were mobile homes until Nanticoke Homes began arriving with 5/12 pitches. In 2004 Jim Walker changed the pitch to 7/12. I (Mike) would like to

now change the pitch to 9/12 using Walker's precedent and be taken to the City Code meeting in January.

After a lengthy discussion it was decided that this action should be tabled until the April homeowners meeting because it most likely requires a vote of a majority of homeowners. Also it would be considered a good idea to run this past our lawyer because the Walker Precedent's procedure seems a little cloudy.

There was also a brief update of the lighting situation in the park which was more thoroughly covered in the budget discussion.

## V. Approval of Minutes and Reports

- Bob Landefeld introduced the minutes from the November 14, 2015 meeting. Motion was made by Mike Donnelly to accept the minutes and 2<sup>nd</sup> by Russ Colley. Minutes approved.
- Monica Cofiell presented for review and approval the Monthly Budget Report .Motion was made by Bob Landefeld and 2<sup>nd</sup> by Linda Herzberg .Report approved.

## VI. Committee Reports.

- **Advisory & Strategic Planning / Budget and Finance – Bill & Kathy Trumpler:** These reports have been combined due to the fact that they both affect, and are about, the association's 2016 budget.

Because of the infrastructure problem within the park (lights) the association dues must be increased for 2016 from \$190.00 to \$209.00 with the extra \$19.00 going into a lighting fund. We have spent over \$3,000.00 on repairs since the beginning of September and there is no end in sight for this expenditure. Mike Donnelly contacted Delmarva Power and a quote to replace all wiring in the park would be nearly 2 million dollars. Added to the lighting expense are the expenses to replace the floors in the pool houses, the repair to the putt-putt course, and the addition of bike racks at the pools. Also, the association's reserve fund must be kept at a level to handle large unforeseen expenditures, such as the bulkhead replacement on Pine Tree Road several years ago which cost over \$150,000.00, or a possible pool replacement.

A motion for acceptance of the Montego Bay Civic Association's 2016 Budget was made by Joanne Crafton and 2<sup>nd</sup> by Dennis Julian. The budget was unanimously accepted by the board.

- **Architectural & Permit Review- Russ Colley:** The committee continues to scrutinize submitted plans for new homes to assure compliance with both City Codes and community standards.
- **Bylaws & Declaration- Linda Herzberg:** No Report
- **Communications- Bob Landefeld:** Bob again requested any articles, goals and objectives, or items of community interest to be included in the Winter Newsletter to be mailed with dues notice.
- **Park & Ponds – Steve Genua:** The aerators for the pond are being winterized and the diffusers are being pulled for winter maintenance.
- **Pools & Recreation- Eileen Furnari:** No Report
- **Nomination Committee – Dennis Julian:** No Report
- **Teller Committee- John McDermott:** No Report

## **VII. Final Remarks:**

There was a brief discussion of the adoption of the Montego Bay Civic Association's 2016 Budget all members seem to be in agreement of both the raise in dues and the application of the funds.

The next Board of Directors Meeting will be January 9, 2016 at 9:00am

A motion was made for an adjournment by Linda Herzberg and 2<sup>nd</sup> by Joanne Crafton.

Meeting Adjourned by Mike Donnelly at 10:30am.

Minutes submitted by : Bob Landefeld MBCA Secretary.

