

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



October 14th, 2017

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on October 14th, 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, Monica Cofiell -Treasurer, Bob Landefeld - Secretary, Kim Box, Russ Colley, Lou Jonske, Sr, Harriet Pilert, Rich Gracey, Rick Hindle, Mary Jo Breslin, Larry Yates, and Bruce Huber.

Absent voting members were: None

The President and 12 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 request was received from Mr. & Mrs. Tumminello, of Pine Tree Road, to relocate their boat trailer to an area partially touching the "crush and run" on their property. Mr. Tumminelo is partially handicapped and the allowable additional 1 to 1- ½ ft would allow room for their car door to completely swing open and allow him to get in and out of his car more easily.

Currently, the deed restrictions only allow parking of any kind on the parking pad. A request was made to the Board to make an exception. Lou Jonske made a motion to make an exception in the deed restrictions for the parking of a boat trailer at 167 Pine Tree Road....2nd by Rich Gracey; Harriet Pilert made an amendment to the motion to allow the exception and motion due to the physical disability of the homeowner pursuant to federal law under Americans with Disabilities Act (ADA)

Motion and exception approved by Board of Directors.

Silt fences are required when homes are demolished or built in the Montego Bay Community. A motion was made by Lou Jonske,Sr and 2nd by Russ Colley to include silt fence information in the Architectural Manual. **Approved by the Board. See attached copy**

Rich Gracey, of the Lighting Committee, is getting a copy of the community layout so that he may check the lighting panels. Replacement of lighting panels would be among the first things done. This is an ongoing project.

The following two documents were distributed by Bob Landefeld, Secretary, to Officers and the Board of Directors and attached to last month's Minutes Package.

The first document was a "house cleaning" item to improve the through-put of information between the MBCA Secretary, the Board, and various committees.

The second document is by-law changes pursuant to Maryland Law effective October 1st, 2017. **This document is now posted on the Association's web site for public view.**

Secretary and Treasurer's Reports

Bob Landefeld, Secretary, introduced the minutes from September 9th, 2017 meeting. Previously submitted editorial corrections will be made to the minutes. **Motion was made by Rick Hindle to accept the minutes to include the editorial corrections and 2nd by Linda Herzberg. Minutes approved.**

Monica Cofiell, Treasurer, presented for review and approval the Monthly Budget Report. A copy of the Montego Bay Civic Association Treasurer's Report was distributed to all Officers and Board Members. **Motion was made by Rick Hindle,Sr and 2nd by Kim Box to accept the report . Report accepted.**

Old Business

Rich Gracey questioned Mike about the status of the 2nd floor porch on the house being built on Nautical. Mike explained that the situation is in litigation and won't be decided until February,2018.

Committee Reports:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley: Even though builders are keeping building sites cleaner, the committee will be sending a letter to the involved homeowner explaining the owner-builder responsibility.

After many warnings, it has become necessary to institute fining homeowners whose trash cans are without attached lids. Trash should not be overflowing the can and lid must be down to prevent animals and birds from causing a mess. Trash bags, boxes, etc. are not to left on the sidewalk. If need be, purchase an additional can. These steps comply with the Town of Ocean City Ordinance Section 70-35, para (b)

Every residence and commercial establishment in Ocean City, Maryland, will, at-all-times, furnish garbage containers, with secure lids (cans, dumpsters, waste wheelers, etc.), as directed by this article and/or as directed by the solid waste division. No residence or commercial establishment will be occupied without the presence of the prescribed size and type garbage containers.

A motion was made by Russ Colley and 2nd by Lou Jonski, Sr and approved by the Board of Directors and added to the Montego Bay Board of Director's Architectural Manual (see attached sheet).

Budget & Finance - Kathy Trumpler: No Report

Bylaws & Declaration - Linda Herzberg: No Report

Communication Committee - Bob Landefeld: Reminded (again) Committee Chairs that *Constant Contact* is for their use too. If you have information, projects, or meetings you want to advertise throughout the Community, simply e-mail your request with information to the Secretary.

Park and Pond - Harriet Pilert: Harriet briefly reviewed The Park and Pond Committee's request for their budget items. Items included were the annual operating expenses, the proposal to replace pond fountains and lights, and the proposal for the breakwater embankment installation for the pond.

These items will be discussed in more detail at the Budget meeting which will be held after this meeting and opened to the public. The items will also be discussed at the November 11th, 2017 Board of Directors Meeting held at the MBCA office.

Pools & Recreation - Tom Seibold: Tom reports that both pools are secured and winterized. The lounges and umbrellas have been properly stored for the winter. Plans are being made to buy additional new tables next year (budget willing).

Nominating Committee - Inactive

Teller Committee - Inactive

Neighborhood Watch - Lou Jonske, Sr: Lou praised his committee people for their great job. On advice of the Neighborhood Watch, a memo will be sent out via *Constant Contact* for homeowners to advise the Ocean City Police Department when their homes are going to be unoccupied.

New Business

- Rick Hindle discussed the possibility of a Lighting Fee to be attached to any new building to help subsidize the overall cost of new lighting in the community. It was recommended that this suggestion be referred to the Architectural and Finance Committees for further consideration.
- Larry Yates and Mike Donnelly reviewed and explained the Ocean City Ordinance concerning the parking of trailers. **See ordinance below.**

RV Parking

RVs and other oversized vehicles may not park in any municipal lot, public street or alley between May 1 – October 31 of each year by Town Ordinance. An oversized vehicle is defined as 21 feet, 2 inches or more in length, and 6 feet, 8 inches in width, needing more than one parking space. For more information, call the Ocean City Police Department at 410-723-6610.

Boat Trailer Parking

Bringing a boat? Boat trailers may pay to park at the 100th St. Municipal Lot. Keep in mind that a person may not park a boat trailer on public streets, alleys, or public parking lots from May 1 through October 31.

Maeke Ermarth asked who among the residents may vote, hold office, and attend meetings. Also, what is the responsibility of the landlord in distribution of newsletters, etc. These questions were answered in open discussion by Officers and Board Members.

Residents are referred to The Montego Bay Civic Association's bylaws, Article III Section 3.1 for a complete explanation of this item. Please note that the key phrase in this explanation is **Lot Owner**.

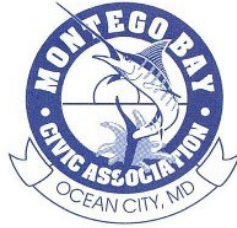
- Montego Bay will be holding a Christmas Party after the December 9th, 2017 Board Meeting. Watch Constant Contact.
- The next Board of Directors Meeting will be Saturday, November 11th, 2017 at 9:00am, at the MBCA office.

A motion was made for adjournment by Russ Colley and 2nd by Rick Hindle.

Meeting adjourned by Mike Donnelly at 10:20am.

Submitted by,

Bob Landefeld, MBCA Secretary



Memorandum for Record

The following are changes to the Montego Bay Board of Directors Manual's Architectural Section. **These changes were presented and accepted by the Board of Directors at the MBCA Board Meeting of October 14 ,2017 and are now in effect.** Any questions please contact the MBCA office.

Silt Fences

A **silt fence**, sometimes (misleadingly) called a "filter fence, is a temporary sediment control device used on construction sites to protect water quality in nearby streams, rivers, lakes and seas from sediment (loose soil) in storm water runoff.

Silt fences are required when homes are built or demolished in the Montego Bay Community.

Silt fences shall be a minimum of 30 inches high.

The homeowner accepts the responsibility for the builder or contractor concerning the placement, replacement, and repair of the silt fence.

Trash Receptacles

All residences must have a minimum of one (1) trash receptacle with **an attached lid closed at-all-times**. If necessary, homeowners should purchase a second trash receptacle to avoid overflow issues.

The solid waste code for the Town of Ocean City under section 70-35, paragraph (b) states the following:

Every residence and commercial establishment in Ocean City, Maryland, will, at-all-times, furnish garbage containers, with secure lids (cans, dumpsters, waste wheelers, etc.), as directed by this article and/or as directed by the solid waste division. No residence or commercial establishment will be occupied without the presence of the prescribed size and type garbage containers.

Mike Donnelly

President, MBCA

