

Board of Directors Meeting Montego Bay Civic Assoc.

Meeting Minutes



September 10, 2016

Call to Order

President, Mike Donnelly, called to order the regular monthly meeting of The Montego Bay Civic Association at 9:00am on September 10, 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, Kim Box, Rich Gacey, Russ Colley, Dennis Julian, Harriet Pilert, Barbra Rayner, Bruce Huber.

Absent voting members were: Lou Jonske, Sr (A1) and Johanne Crafton (A1).

The President and 10 voting members were present.

President's Report / Owner Participation / Good of the Association

Mike Donnelly opened the meeting by introducing both the new and the current Officers and Board Members to the audience.

Mike then presented a service award gift to Eileen Furnari, Pool & Pond Chairperson and Steve Genua, Parks and Pond Chairperson who are stepping down from their positions after many years of community service. Thank you Eileen and Steve.

It was then requested by Mike to the Board to switch the newly elected Vice President, Monica Cofiell with the newly elected Treasurer, Linda Herzberg. Originally there was a

misunderstanding when nominations were accepted and they both believed they could not run again for their original positions. It was later discovered that they could serve another term. Also, this change can be made per the Montego Bay Civic Association by laws which state that if no one else runs for a position the incumbent can remain in that position. This also was cleared through the Association's attorney and that it was in the best interest of the Board.

These will be 1 year terms and will end when the next election takes place.

A motion for Board approval was made by Dennis Julian and 2nd by Kim Box. Motion accepted.

There will be a meeting of the Neighborhood Watch on Friday September 16th, 2016 at 11:00am at the Montego Bay Office.

Mike then announced the forming of an Executive Committee consisting of all Officers and Board member - Russ Colley.

Other Topics Discussed

- Pool season was generally successful and overall the life guards did a great job and had the best year ever for water testing. There is, however, still a problem with cleanliness in the late afternoon due to heavy usage.
- Thankfully, the pond is back to normal.
- Violation letters are being sent out for boat trailers and other items stored on empty lots and on lawns instead of parking pads. Letters were also sent out for shrubs and grass and one homeowner was running a business from his home.
- Painting of lamp poles and replacing of numbers is still a problem throughout the neighborhood. The Fire Marshall has contacted us twice and it is a 911 requirement. Steve Genua has volunteered to help with this problem.
- Committees were requested to start putting their budgets and financial requirements together for the October budget meeting. Keep in mind that we exceeded some amounts on last year's budget.

A request was made by The Ocean City Volunteer Fire Department for a donation.

A motion for Board approval for \$150.00 was made by Linda Herzberg and 2nd by Kim Box. Motion passed.

Secretary and Treasurer's Reports:

Bob Landefeld, Secretary, introduced the minutes from the August 20th, 2016 meeting.

Motion was made to accept the minutes by Harriet Pilert and 2nd by Kim Box. Minutes approved.

Monica Cofiell, Treasurer, presented for review and approval the Monthly Budget report. A copy of the Montego Bay Civic Association Budget, which began on May 1st, was distributed to all officers, board members and homeowners.

Motion was made to accept the Monthly Budget report by Linda Herzberg and 2nd by John Gracey. Report accepted.

Rick Hindle asked how the Association was progressing in collecting monies from pass do homeowners.

Monica responded that there are five homeowners with the lawyer and two have been with the lawyer for three years.

An owner died that owned two properties which have been recently foreclosed. It seems that certain monies, such as grass cutting and general maintenance, cannot be recovered when a bank forecloses on a property. At this time this is an open issue, and is tabled to be discussed at a later meeting after Monica and Mike check further with the lawyer.

Committee Reports Listed with New Chairpersons:

Advisory & Strategic Planning - Bill Trumpler: No Report

Architectural & Permit Review - Russ Colley:

- Homeowners are advised to start checking their properties for any potential winterizing problems. Information will be sent via e-mail.
- There are 4 new homes under construction by LaRue, Resort Homes may have as many as seven, and Beracah may have two.

Budget & Finance - Kathy Trumpler: No Report

Bylaws & Declaration - Linda Herzberg:

There will be a meeting of the Bylaw & Declaration Committee at the end of this meeting. Please see Linda for further information.

Communication Committee - Bob Landefeld:

I'm pleased to report that we have installed a new program to our office computer system. The new program is called *Constant Contact* and it will enable our office to contact all homeowners simultaneously. It is important that we have all homeowner's up to date e-mail addresses. As

of now we have about 1100 confirmed e-mails and the system is getting about a 65% hit rate so there is still room for improvement.

Chairs were reminded that any information they need to distribute should be forwarded to the secretary.

Parks & Ponds - Harriet Pilart:

Harriet and the Pond Committee recently met with and were presented with a proposal from Wes Allen of Solitude Lake Management and will compare their services to those of Envirotech for a possible future contract change. It was noted that the quality of Envirotech's services has been slipping.

Mike mentioned that the pond will be "buffer managed" and has spoken to our grass cutters about the trimming requirements around the pond.

Harriet spoke to Frank & Dottie Guillen who mentioned that the Purple Martin houses around the pond need to be replaced. Purple Martins are very important to the control of mosquitos and are an asset to the pond. It was also mentioned that the birdhouse making could become a project for a local Boy Scout Troop.

A tentative meeting for the Pond Committee is planned for early October. Homeowners will be notified of date, time, and place by E-mail.

Neighborhood Watch - Lou Jonske Sr.:

Neighborhood Watch meeting is scheduled for Friday September 16, 2015 @ 10:00am at the Montego Bay Civic Association office.

Pools and Recreation - Vacant

Volunteer needed to fill this position.

Nomination Committee: Bob Landefeld has replaced Barbara Reniak

Teller Committee: Inactive

New Business

There was also a discussion concerning a future modernization of the Montego Bay Civic Association's web site title page that would cost approx. \$750. It was, at this time, deemed not financially feasible and tabled until release of next year's budget.

There was a general discussion on the Association's maintenance / volunteer problem. Mainly, the possibility of hiring someone, at least from May to September, to take care of keeping clean the pool areas and common ground in the community. Mike said we may hire a maintenance man and put him on the payroll or hire a company that is licensed, bonded and insured. Dues would need to be raised 10%. The Association previously had a maintenance man and paid him \$30,000 a year. He was let go and the dues were lowered by the previous administration. This discussion was tabled until after the Budget meeting this Fall.

A homeowner suggested we make everyone aware that there is always an open floor for discussion of community concerns at Board Meetings. Mike reminded everyone that this is a homeowner's association and the Board works for them.

The City is working on the storm drains and sidewalk paving. For additional information please contact the City.

Mike mentioned that this Saturday, September 17, will be Pool Area Cleanup Day. Volunteers are needed to pack up pool furniture, umbrellas, and miniature golf. This will begin at 10:00am at Pool #1. **Weather Permitting.**

Committees were reminded to have their budget requirements ready for upcoming Budget meetings.

The next meeting of the Board of Directors will be October 8th, 2016, at 9:00am, at the Montego Bay Office.

A motion was made for adjournment by Bob Landefeld and 2nd by Linda Herzberg.

Meeting adjourned by Mike Donnelly at 10:15am

Minutes Submitted by: Bob Landefeld, MBCA Secretary

