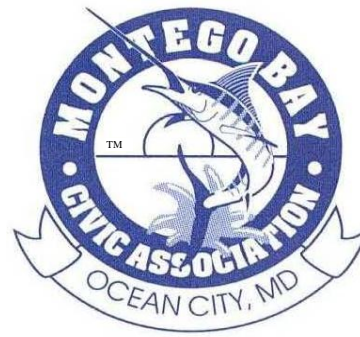


EXECUTIVE SUMMARY MINUTES
Board of Directors Meeting
February 12, 2011



Approved by the Board: February 23, 2011

[Full Minutes of the meeting, including the discussion of the motions, will be approved at the March 12, 2011, Board meeting.]

President Vera McCullough at 9:01 A.M, called the meeting of the Board of Directors of the Montego Bay Civic Association to order. The President led the Pledge of Allegiance.

Roll Call: The President and 15 (of 17) voting members were present.

President Vera McCullough – Present					
P = Present		Voting Members		A = Absent	
Name		Name		Name	
Sue Frankowski, VP	P	Sandy Kvech, Treasurer	P	Tony Kendrick, Secretary	P
Eileen Furnari	P	Bill Hastings	P	Linda Herzberg	P
Larry Holdren	A	Dennis Julian	P	Bob McCluskey	P
John McDermott	P	Bill Neimiller	P	Barbara Reniak	P
John Shifflett	P	Alin Springer	A	Paul Svoboda	P
Bill Trumpler	P	Al Weber	P	(vacant through 8/2011)	X

Secretary's Report:

Motion: Tony Kendrick Seconded: Bill Trumpler	Approve the minutes of the January 8, 2011 Board Meeting and forego the reading of them.	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Treasurer's Report:

Motion: Sandy Kvech Seconded: Bill Trumpler	Approve funding [\$16,375] the unplanned expenses [described below] to get them accomplished now before the end of the fiscal year.	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Discussion: The unobligated operating funds remaining at the end of the fiscal year are transferred to the Reserve Account. However, Sandy Kvech stated, "Rather than transfer all of this money at the end of this fiscal, yesterday the Advisory Committee met and it was recommended that we approve some of the Reserve expenditures that were planned for the next fiscal to go ahead and do that in this fiscal. Because we have the money. And it is just a matter of we would be transferring money in and then writing checks out. We might as well as we have the money to go ahead." The anticipated amount to be transferred to the Reserve Account, after this additional \$16,375 unplanned expenses is spent, is approximately \$40,000. The breakout of the \$16,375 additional unplanned expenses for this fiscal year is:

- \$875 - Repairs to the front office stair landing.
- \$2,500 – Purchase updated office computer and software. (The existing computer would serve as a backup computer.)
- \$3,500 – Purchase a handicap chairlift for Pool #1 to become compliant (no later than March 2012) with changes to the American Disabilities Act.
- \$4,500 - Purchase one fountain (plus light) and pay for the installation as well as the installation of one fountain being purchased by Friends of Walkers Pond and the fountain light being purchased by Vera McCullough.
- \$5,000 – completion of the renovation of the Putt-Putt miniature golf course.

Motion: Bill Trumpler Seconded: John Shifflett	Accept the Treasurer's Report	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

President's Report:

- Recognition of the service and resignation of Bill Hastings as Chairman of the Finance/Audit Committee and nomination of Kathie Kendrick as the new Chairman.

Nomination: Vera McCullough	Accept the nomination of Kathie Kendrick as the Chairman of the Finance/Audit Committee.	Approved
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

- Recognition of the service and resignation of John Shifflett as Chairman of the Restrictions Committee and nomination of Barbara Reniak as the new Chairman.

Nomination: Vera McCullough	Accept the nomination of Barbara Reniak as Chairman of the Restrictions Committee	Approved
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Good of the Association:

Volunteer Coordinator for April 16, 2011: Tony Kendrick volunteered to coordinate those who are willing to provide moving assistance to Owners on April 16, 2011, to move bulk items to the curb. The volunteer movers will also assist the Restrictions Chairman to move items to the curb of those Owners who have received written notification of their violation and have not complied by April 16, 2011.

Old Business:

Motion: Bob McCluskey Seconded: Paul Svoboda	The Owner of 150 Sandy Hill is in violation and needs to comply with our restrictions and he needs to pull that deck back to the 15-foot restriction line.	Failed
Voted in Favor: 7	Sue Frankowski, Sandy Kvech, Bob McCluskey, Bill Neimiller, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 1	John Shifflett	
Voted Against: 7	Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, John McDermott, Barbara Reniak	
President Tie-Breaker: 1	Against	

Motion: Bob McCluskey Seconded: Sandy Kvech	Approve a policy of allowing builders to use their licensed electrician to remove and reinstall lamp posts.	Passed
Voted in Favor: 14	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 1	John Shifflett	
Voted Against: 0		

Committee Reports:

Advisory Committee:

Motion: Eileen Furnari Seconded: Barbara Reniak	Sell the Montego Bay van "as is."	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

AGREEMENT	To have an Operations Account and a separate Reserves Account (for Replacement and Capital expenses)	Agreed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

AGREEMENT	To allocate the current Reserve Account funds as shown in the handout and to accept the replacement and capital expense items in the Reserve Account.	Agreed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

AGREEMENT	No funds will be taken out of the Reserve Account for the 2011-2012 fiscal year.	Pending
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: Because of the previous vote to fund the 2011-2012 replacement and capital expenses using current unobligated operational funds, there are no planned replacement and capital expenses for 2011-2012. Funds will go into the Reserve Account during 2011-2012 but none will come out. The on-going discussion did not conclude with a formal agreement of the Board.

Budget:

Motion: Sandy Kvech Seconded: John Shifflett	No increase in the dues for 2011-2012	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Motion: Sandy Kvech Seconded: John Shifflett	Allocate funds for a summer patrol.	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The motion is to allocate funds for summer patrol but not approve, at this time, a summer patrol.

Motion: Sandy Kvech Seconded: Bill Trumpler	Approve the proposed budget [incorporating the above motions]	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Eileen Furnari and Dennis Julian departed the meeting. The number of voting members was reduced to 13.

Bylaws Committee: The proposed replacement Bylaws were distributed and a Special Board Meeting for the First Reading and discussion is scheduled for February 26, 2011, at 9:00 a.m. at the MBCA Office.

New Business:

Motion: Paul Svoboda Seconded: Sandy Kvech	Use on-line bill pay with two required signatures on the invoice before submitting the payment.	Passed
Voted in Favor:13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Motion: Sandy Kvech Seconded: Bill Hastings	Continue to pay the office secretary by check and when a new office secretary is hired they will be paid on-line with bill pay.	Passed
Voted in Favor:13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Motion: Bill Hastings Seconded: John Shifflett	Pay the Officers using bill-pay.	Passed
Voted in Favor:13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Motion: Linda Herzberg Seconded: Barbara Reniak	Make a \$100 donation to Stephen Decatur High School	Withdrawn
Voted in Favor: 0		
Abstained: 0		
Voted Against: 0		

Motion: Seconded:	Select a company to produce from "A to Z" the next newsletter.	Tabled
Voted in Favor: 0		
Abstained: 0		
Voted Against: 0		

Adjournment

Motion: Bill Trumpler Seconded: Sandy Kvech	Adjourn	Passed
Voted in Favor: 13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

The meeting adjourned at 12:21 p.m.

Submitted By:
Tony Kendrick, MBCA Secretary

MINUTES
Board of Directors Meeting
February 12, 2011

Approved by the Board: March 12, 2011



President Vera McCullough at 9:01 A.M, called the meeting of the Board of Directors of the Montego Bay Civic Association to order. Vera led the Pledge of Allegiance.

Roll Call: The President and 15 (of 17) voting members were present.

President Vera McCullough – Present					
P = Present		Voting Members		A = Absent	
Name		Name		Name	
Sue Frankowski, VP	P	Sandy Kvech, Treasurer	P	Tony Kendrick, Secretary	P
Eileen Furnari	P	Bill Hastings	P	Linda Herzberg	P
Larry Holdren	A	Dennis Julian	P	Bob McCluskey	P
John McDermott	P	Bill Neimiller	P	Barbara Reniak	P
John Shifflett	P	Alin Springer	A	Paul Svoboda	P
Bill Trumpler	P	Al Weber	P	(vacant through 8/2011)	X

Secretary's Report:

Motion: Tony Kendrick Seconded: Bill Trumpler	Approve the minutes of the January 8, 2011 Board Meeting and forego the reading of them.	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Treasurer's Report:

Motion: Sandy Kvech Seconded: Bill Trumpler	Approve funding [\$16,375] the unplanned expenses [described below] to get them accomplished now before the end of the fiscal year.	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Discussion: The unobligated operating funds remaining at the end of the fiscal year are transferred to the Reserve Account. However, Sandy Kvech stated, "Rather than transfer all of this money at the end of this fiscal, yesterday the Advisory Committee met and it was recommended that we approve some of the Reserve expenditures that were planned for the next fiscal to go ahead and do that in this fiscal. Because we have the money. And it is just a matter of we would be transferring money in and then writing checks out. We might as well as we have the money to go ahead." The anticipated amount to be transferred to the Reserve Account, after this additional \$16,375 unplanned expenses is spent, is approximately \$40,000. The breakout of the \$16,375 additional unplanned expenses for this fiscal year is:

- \$875 - Repairs to the front office stair landing. \$875
- \$2,500 – Purchase updated office computer and software. (The existing computer would serve as a backup computer.)
- \$3,500 – Purchase a handicap chairlift for Pool #1 to become compliant (no later than March 2012) with changes to the American Disabilities Act.
- \$4,500 - Purchase one fountain (plus light) and pay for the installation as well as the installation of one fountain being purchased by Friends of Walkers Pond and the fountain light being purchased by Vera McCullough.
- \$5,000 – completion of the renovation of the Putt-Putt miniature golf course.

Motion: Bill Trumpler Seconded: John Shifflett	Accept the Treasurer's Report	Passed
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

President's Report:

- It gives me great pleasure to tell you that I have attended the Advisory, Budget, and Finance Committees meetings and I have never seen a group work so well together in all of my years of working with organizations. They really deserve your appreciation.
- Recognition of the service and resignation of Bill Hastings as Chairman of the Finance/Audit Committee and nomination of Kathie Kendrick as the new Chairman.

Nomination: Vera McCullough	Accept the nomination of Kathie Kendrick as the Chairman of the Finance/Audit Committee.	Approved
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

- On April 16, 2011, there will be our General Meeting and the Storm Water Management Committee will make a presentation. Recently a pipe was failing in Montego Bay where we had an easement and we had someone come in and fix it. There is a lot of failing infrastructure Ocean City, not just in Montego Bay. I was asked to be on their committee because this is the largest residential community in Ocean City and we have a large concentration of non-pervious areas and storm drains. And all the storm drains empty out into the bay through galvanized pipes, which are failing. And the water is rising, which interferes with the water draining into the bay. If your property has pooling water, the drain running under your property may have failed. What Storm Water Management did was put an insert into the deteriorating pipe and at the discharge site put on a collar so that when the water splashes it cannot enter the pipe. The collar also prevents the water from going around the pipe and getting into the sand and pulling the sand back into the bay. Consequently, we will be able to save the people's property and there will be less cost to Montego Bay. And this is also a good idea for Ocean City. The President is going to inform the City Engineer of what Montego Bay has done that the city might also want to do. The President also asked that Owners let us know if they have a storm drain and an easement running through their property so that the Association can consider its condition.
 - Paul Svoboda inquired if such a list is available from the City.
 - John McDermott cited this information and action as a good example of being pro-active about a long standing problem.
 - Bill Trumpler commented that this solution is much less costly than what it was initially thought to cost.
- Recognition of the service and resignation of John Shifflett as Chairman of the Restrictions Committee and nomination of Barbara Reniak as the new Chairman.

Nomination: Vera McCullough	Accept the nomination of Barbara Reniak as Chairman of the Restrictions Committee	Approved
Voted in Favor: 15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Good of the Association:

Free Bulk Pickup on April 16, 2011: Tony Kendrick reported that Owner Jackie Frey checked with the city and verified that on April 16, 2011, that items such as mattresses or similar items they do not have to be bagged on that day only.

Volunteer Coordinator for April 16, 2011: Tony Kendrick volunteered to coordinate those who are willing to provide moving assistance to Owners on April 16, 2011, to move bulk items to the curb. The volunteer movers will also assist the Restrictions Chairman to move items to the curb of those Owners who have received written notification of their violation and have not complied by April 16, 2011.

Coastal Bays Foundation Clean-up on April 16, 2011 - POSTPONED: The Coastal Bays Foundation clean up intended for April 16th will be postponed to a later time when the problem with overgrown grasses is active. The President will make that request to postpone to the Coastal Bays organization.

Old Business:

Stop-Order requirements - UPDATE: The President reported that the Montego Bay Association does not have the authority to issue a stop-order on construction in the community. "That is something that the Town will have to do. They work closely with us. If there is something so egregiously wrong that we have to go to the Town, they will come and check it out and will issue a stop-order if that is needed. It is the responsibility of the Town and not Montego Bay."

Corrective options for unapproved construction or changes – UPDATE: The President commented on the situation regarding a deck that had been built without get advance Permit review and approval from Montego Bay. "That was a big mistake." She described the initial letter that was drafted by the Permit Committee that she signed trusting that all the information in the letter was correct. The owner never responded. The President then sent a copy of the letter the Owner received to the Attorney, "so he knew what I knew." The Attorney, like me, has to believe what people tell me. When a Committee Chair tells me that something is wrong, I have to believe that." She reported that she also sent the letter to the Zoning Administrator who sent out an inspector to view the property to determine if there was anything wrong. "The inspector re-measured everything and found nothing wrong. After we had sent the letter for review by our Attorney, after we sent Mr. Ellis the letter, after our Attorney followed that with a letter to the Owner, and after the Attorney had talked with Mr. Ellis; all of that went out and it was incorrect. There was nothing wrong with the set-backs, the steps, or the deck. It was embarrassing to this community. Myself and Barbara [Reniak] went to the property and it was lovely. Right next door, the skirting was missing and hanging off. Restriction didn't mention a word about that. Also, on Yawl Street, is the same deck configuration and has been there for years and there was no problem with that. We have to be better at doing this." The President then mentioned that Permits are one thing and Restrictions are another. She reported that the Owner and their builder were wrong not to get the permit to the Association in the proper time. She indicated another letter would be going out to the Owner, which has been reviewed by the Attorney, telling the Owner that he and his builder were not wrong regarding the deck or the stairs but that he would be fined \$75 for not submitting the permit for review before starting the build of his deck.

- Bob McCluskey responded to the President's remarks: The deck on this property does violate Montego Bay setbacks. "We have a 15-foot setback and the deck protrudes into that 15-foot setback." Tony Kendrick pointed out that the property on Yawl has the same configuration.
- Mr. Kendrick pointed out that the Restrictions Document only states that the home cannot extend into the 15-foot setback. The deck is pervious and is not part of the home.
- Mr. McCluskey stated that Montego Bay has always maintained a 15-foot setback. "We have always said that that set-back shall not be infringed upon whether it be by steps, deck, or other structures. This deck does step into that 15-foot area." Mr. McCluskey stated that the owner should not be getting a letter of apology from the Association, "he's the one who should be apologizing. He built this deck without first getting approval. By the time I first saw the permit the first thing I did was go to the property to make sure I was looking at the paperwork properly and the deck was already underway." Mr. McCluskey continued, "The city has said in the past that it is okay to have steps into the 15-foot setback. Montego Bay has always said, 'No. We don't allow that.' This community has always said 15-foot is 15-foot. And we're not allowing steps to go into the set-back." The President responded, "But evidently we have. You can go on Yawl and see the exact same thing." Mr. McCluskey said that that was the reason to "jump on these kinds of things. We're aware of violations, some of which go back years. But as we add to those violations we make it harder for ourselves to enforce our restrictions." He also said measuring from the sidewalk there is 12 feet until you reach his deck, "His deck is well within the 15-foot setback. If you allow this house on Sandy Hill to stand as is then someday someone is going to point at this house and why did you let them build that deck?" Mr. McCluskey said that the Sandy Hill owner should reduce the size of his deck. "If we don't [make him modify his deck] then we are essentially become a paper tiger where we're afraid to enforce our own regulations."
- Mr. Kendrick responded that the Sandy Hill owner will say that the house on Yawl was approved and he'll ask why the Board is treating him differently than the Yawl property.
- Sandy Kvech added, "Tony is saying our Restrictions say the home. And his contention is that the deck is not part of the home." President McCullough interjected, "The attorney says the same thing." Mr.

McCluskey said that interpreting ‘home’ to not include decks “is an interpretation of what we have done in this community for years and years.” Barbara Reniak and Eileen Furnari both responded that “things change.” Mr. McCluskey stated that, “it is a change of adversity if you allow people to build wherever they want.”

- John McDermott commented: “I contend that this is an example where if we had the same restrictions and setbacks and all that as Ocean City has, we would not run into a lot of the problems that we are having.”
- Eileen Furnari asked how Ocean City feels about this deck. Mr. Kendrick responded that the city approved it. Mrs. Kvech stated: “According to Ocean City Code, they are not in violation.” Ms. Furnari commented that if we followed Ocean City there would be no violation and there would be no need for this discussion.
- Ms. Furnari asked if the Montego Bay Restrictions override the city. The answer was “no.” That the Montego Bay restrictions can augment the city code but does not replace, supersede, or override the city codes. And the city does not have to comply with Montego Bay restrictions.
- John McDermott recommended that the Board make a determination on this Owner’s deck while further work is done on defining the Restrictions.

Motion: Bob McCluskey Seconded: Paul Svoboda	The Owner of 150 Sandy Hill is in violation and needs to comply with our restrictions and he needs to pull that deck back to the 15-foot restriction line.	Failed
Voted in Favor: 7	Sue Frankowski, Sandy Kvech, Bob McCluskey, Bill Neimiller, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 1	John Shifflett	
Voted Against: 7	Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, John McDermott, Barbara Reniak	
President Tie-Breaker: 1	Against	

DISCUSSION: Tony Kendrick asked that if the motion passes and the Owner is told to modify his deck and asks to see it in writing that no decks can be in the 15-foot setback. Where is that in writing? Where is it written or where has it been written?

- Mr. McCluskey stated that it is written in the Restrictions. Mr. Kendrick responded that only the home is mentioned, not decks. Mr. Kendrick asked where it is written that a deck is part of a home.
- Sandy Kvech stated that it goes back to the definition of what is a home. She responded to Mr. Kendrick that the Restrictions do not state that a deck is not part of a home.
- Mr. Kendrick stated that that is the question that has to be answered before the Owner is told to modify his deck. Because when the Owner is told to modify his deck and the Owner points out the house on Yawl – what is the answer we’ll give him?

POINT OF ORDER: Following the vote Sandy Kvech asked for clarification that an abstention was not counted as a ‘no’ vote. Because the decision was based on the number of votes cast an abstention is not a vote. “It’s as if he left the room,” explained the President.

Restrictions and the City Code: John McDermott requested that a comparison be conducted between the Montego Bay restrictions and the Ocean City codes. Where Montego Bay is more restrictive those items could be considered and a recommendation made as to going with the Ocean City regulation, staying with the Montego Bay restriction, or revising the Montego Bay restriction. The Restrictions Committee took this recommendation for action.

Motion: Bob McCluskey Seconded: Sandy Kvech	Approve a policy of allowing builders to use their licensed electrician to remove and reinstall lamp posts.	Passed
Voted in Favor: 14	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 1	John Shifflett	
Voted Against: 0		

DISCUSSION: Bob McCluskey reported that the Board passed a motion that required builders to have the lamp post and lamp head removed by Montego Bay during construction and then reinstalled by Montego Bay; and the builder would reimburse the Association for what it cost. One builder came in and asked whether they could use their own licensed electrician to do that work. The permits Committee members agreed that it would be a good idea. A letter was drafted. One part was a letter of agreement to do this and that the builder will use a licensed electrician for the work and pay for any associated damages if any occur.

- Sandy Kvech reported that the bidder came in to pay the fee for the removal of a lamp post. A flat fee was set and it turned out that for other reasons, such as the weather and frozen ground, the cost for

that removal was higher than the flat fee. That is when the builder asked if they could use their own electrician instead of paying the costs of the Associations electrician.

- Barbara Reniak commented that the removed lamp pole and lamp head be turned into the office. Ms. Kvech responded that that requirement was in the proposed letter.
- Eileen Furnari commented that if there are any other damages that the builder is to fix them immediately and not postpone fixing the damage until a later time. Ms. Kvech responded that if they didn't fix the problem that the Association would have the problem fixed and bill the builder for the costs.

DISCUSSION: The content of a letter to inform builders of the change in policy was then discussed.

- Tony Kendrick recommended including the office hours as well as indicating other methods to bring things to the "office" (such as putting them in the mailbox, faxing them, e-mailing them) when the office isn't open. He commented that a current builder is claiming that whenever he brings papers to the Office the Office is never open. The recommendation was not accepted.

Committee Reports:

Advisory Committee: Bill Trumpler, Chairman, reported: The Advisory and the Budget & Finance Committees met on January 21, 2011. At that meeting was a representative of Best Aquatics, Michael Dean, gave a presentation about the Montego Bay pools, the work that needs to be done on them, and the expected remaining life of the pools. He did an excellent job. In addition, he reported, the two committees reviewed the possible life span of MBCA's resources and amenities, such as the pools and tennis courts, to prepare a Reserve Fund budget, which was recommended by the Audit Accountant. Mr. Trumpler commended Sandy Kvech and Kathie Kendrick for their hard work, and his appreciation for all the other members of the committees.

- Recommendation of the Advisory Committee to sell the Montego Bay van.

Motion: Eileen Furnari Seconded: Barbara Reniak	Sell the Montego Bay van "as is."	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION:

- Sandy Kvech provided the following information related to the van:
 - Needs a new set of tires, approximately \$600
 - Insurance runs \$1,131 per year
 - NADA low value is \$2825 and the high value is \$6575
 - Mechanically believed to be in good condition
 - The body is in good condition
 - There is interested buyers for the van
 - Caution: If in the future a part-time maintenance worker were hired and they didn't have their own truck, we may be in the position of purchasing another vehicle.
 - It is in the best interest of the Association to make a best effort to sell it instead of donating it at this time.
 - Van to be cleaned up, Montego Bay decals removed, and sold "as is"
- Mr. Trumpler asked for a sense of the Board and it was clearly to sell the van.
- Linda Herzberg commented that if a maintenance worker is hired and they don't have their own truck, then they aren't much of a maintenance worker.
- Tony Kendrick defined "as is" as meaning the Association would not get the van Maryland Inspected and pay for repairs to get it passed. There was general agreement that the buyer will be responsible for getting the van through Maryland inspection requirements.

Reserve Budget Presentation, Kathie Kendrick, Finance/Audit Chairman reported that as a result of the findings of the audit and changes in the IRS requirement for Reserve Funds, changes have to be made. In the past our practice was to pay all the bills and at the end of the year any money that was left over would be moved to a CD. It was just a sum of money. That is not preferred by the IRS because in theory that money that is leftover is unobligated operational money and is available to be taxed at fairly high corporate rates. This practice was confusing for our Owners because it was referred to as Reserve funds but they really weren't

because when the operational funds ran out money was “transferred” to the operational funds. The IRS preference is for Associations to move the funds into a separate Reserve Account that has identified what that money will be spent on, removing it totally out of the Operational Account. That audit accountant recommended that the Association build upon the strategic plan of the Association that listed all the assets and amenities of the Association and projected the expenses to maintain those assets over the next 3, 5, 15, or 25 years. We looked at that list and if it was new we determined how long it would last. If it wasn’t new, we determined how long it would last in its current condition. And then we estimated what we believe it would cost to maintain those assets and how far in the future we needed to have that amount available. The Committee is asking for the Board to agree to establish two separate accounts – the Reserve Account and the Operations Account.

AGREEMENT	To have an Operations Account and a separate Reserves Account (for Replacement and Capital expenses)	Agreed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The amount of money that was not spent by the end of each fiscal year will be transferred into the Reserve Account before the end of the fiscal year (so it will not be considered as operational funds by the IRS and, therefore, subject to being taxed). And the amount of money required each year to save toward funding the full reserve account will be put into the reserve account at the beginning of the fiscal year. For the 2011-2012 fiscal year \$44,500 was determined to be the amount that needed to be put into the Reserve Account and distributed among the line items there based on how soon the money will be needed. The reason the IRS wants funds allocated this way is that it ensures that the money will be spent only on those things it is allocated for. This makes it very clear – this is the Reserve Account and checks will only be written for listed capital expenditures, major repairs for buildings and amenities. And they can also be used for one-time or replacement expenditures. They all have to be planned for over time to be replaced. They don’t have to be replaced – but the money will be there when they do need to be replaced. You cannot take money from this Reserve Account and put it back in the Operational Account to pay things like salary, lights, utilities, on-going maintenance, snow removal, supplies, etc. Books will be kept for each separate account and checks will be written from each separate account. Operational funds will not be used to pay for Reserve account items. And Reserve funds will not (and cannot) be used to pay operational expenses.

AGREEMENT	To allocate the current Reserve Account funds as shown in the handout and to accept the replacement and capital expense items in the Reserve Account.	Agreed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The current amount in the Reserve Account has been distributed among the list of amenities. We obtained estimates from vendors; on how long the amenity is expected to last from today and what it would cost to replace them today. And from this we allocated the current fund amounts based on how quickly we were going to need to do the work. If work was required in 5 years or 10 years, the money needed to be earmarked for the things that are expected to need work sooner rather than later. Within the line items is a category for saving toward something that might go wrong that is unexpected or seems unlikely to go wrong. An example was the Pool House repairs that went from an expected \$12,000 repair and ended up ten times that amount. Naming things in a line item that are unlikely to happen means saving toward that replacement cost but once the money is put into that line item, that is the only thing it can be used for. Having an unrestricted reserve (or “emergency” line) item gives some flexibility to address the unexpected. The allocation document will be reviewed every year to ensure we continue to have the right amount of money projected and the right life-estimate is adjusted if necessary. The Reserve Allocation document shows how much is needed in the Montego Bay Reserve Account to fully cover all the items listed that need to be done between now and 25 years from now. That amount is \$415,000 and that is the amount that we need to save toward and then keep in the Reserve Account at any given time.

AGREEMENT	No funds will be taken out of the Reserve Account for the 2011-2012 fiscal year.	Pending
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The Allocation document showed how much money is needed to go into the Reserve Account. And the Distribution document shows how much money will need to come out of the Reserve account over the next six years. Because of the previous vote to fund the 2011-2012 replacement and capital expenses using current unobligated operational funds, there are no planned replacement and capital expenses for 2011-2012. Funds will go into the Reserve Account during 2011-2012 but none will come out. [The on-going discussion did not conclude with a formal agreement of the Board. This agreement statement will be renewed at the March meeting.]

General overall comments and questions:

- Dennis Julian commented that basically the Association has been doing things right and now we are just focusing on the details.
- Sandy Kvech stated that the accountants conveyed to her that technically the Association has not done anything wrong it is just now we are crossing our t's and dotting our i's.
- John McDermott asked that if all the projections come to pass and the Reserve account gets fully funded, "is it conceivable that after a number of years we could have a reduction in our annual dues?" The response was "yes." Sandy Kvech responded, "That \$415,000 is a cap. We cannot have more than that amount in our Reserve Account."
- Kathie Kendrick added, "But the items in the Reserve Account can be adjusted, new ones added, etc., which is why it gets reviewed every year to keep it up to date with the needs of the Association and inflation."

Budget Committee, Sandy Kvech, Treasurer presented the 2011-2012 proposed budget. She proposed sending out the annual dues assessment with a copy of the proposed budget with a letter explaining that it will be reviewed at the General Membership Meeting in April. (And that the Owners also be asked to update their contact information.) Ms. Kvech distributed a handout of the budget and conducted a line by line review and justification for the amounts being proposed. The payments to the Officers in the form of a stipend would remain the same and an amount was budgeted for the President and Secretary should their positions be filled by someone after the August election who would accept the stipend. The office secretary salary increased from \$13.50 to \$14.00 per hour, a 3.73% increase. Items proposed out of the usual were generated motions that are discussed below.

Motion: Sandy Kvech Seconded: John Shifflett	No increase in the dues for 2011-2012	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: The recommendation of the Budget, Finance, and Advisory Committees is not to raise the dues for 2011-2012.

Motion: Sandy Kvech Seconded: John Shifflett	Allocate funds for a summer patrol.	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: Considering the cut backs in the City budget and the reduction of police patrols it was recommended that the Association hire a summer patrol from Memorial Day to Labor Day. The proposal is to consider 20 hours a week, possibly Friday through Sunday, for the hours of 10pm to 3am or 11pm to 4am. The proposed expense is a total of \$6,500.

- Bill Hastings clarified that the type of summer patrol is someone with police authority. Not someone just riding around in their car. Ms. Kvech agreed and added, “We talked about hiring a contractor and having them deputized by the city.” The President stated that the City does not deputize someone to have police authority. Bill Neimiller said the City would deputize someone.
- Barbara Reniak asked if the person would carry a gun and would have arrest authority. Ms. Kvech said that none of that had been researched yet because the recommendation only came forward the day before. Ms. Reniak continued that during the summer months there are many more residents who are up during later hours and that is how vandalism was caught and reported last year.
- Tony Kendrick asked for clarification that what is being proposed is an allocation of \$6,500 to later determine if there actually will be a summer patrol. He wanted to ensure that passing the proposed budget did not also mean that we are approving having a summer patrol. Mrs. Kvech responded, “By approving it [the proposed budget] we are in agreement that we are providing a summer patrol. What that summer patrol equates to, whether it is an off-duty policeman or if it is a, you know, as we research it more. But we will be approving is that we are in agreement that we need some added summer patrol in the community.”
- Mrs. Kvech made a motion, “That the Board approve having a summer patrol, an expense for a summer patrol.” Mr. Kendrick stated that there is no problem allocating funds for the possibility of having a summer patrol but there isn’t enough information yet to make a decision to have a summer patrol. Mr. Kendrick said the motion is to have a summer patrol. Mrs. Kvech responded that, “the motion is to allocate funds for additional summer patrol.”
- Mr. Kendrick spoke to the Board that the motion is to allocate the funds but the vote is not to have a summer patrol. There was agreement of the Board that that clarification was correct.
- Ms. Reniak asked if we had a summer patrol what would be the affect on the Neighborhood Watch. Mr. Neimiller responded that the Neighborhood Watch would continue with their schedule (set by the volunteers) and the summer patrol would be an independent schedule as well.
- The motion is to allocate funds for summer patrol but not approve, at this time, a summer patrol.

Motion: Sandy Kvech Seconded: Bill Trumpler	Approve the proposed budget [incorporating the above motions]	Passed
Voted in Favor:15	Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Dennis Julian, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION:

- Barbara Reniak asked if there would be a refund coming for insuring a lawn tractor that cannot be found now. Mrs. Kvech indicated that the insurance cost to cover the lawn tractor was nominal; she said she checked with the insurance agent and the annual cost of insurance for the lawn tractor was \$25. Ms. Reniak asked how long insurance had been paid on the lawn tractor and Mrs. Kvech stated that insurance had been paid on the lawn tractor since 2008. Mrs. Kvech said that the insurance agent “said that in 2008 there was a note in the file that at the request of the Montego Bay Association, she said there was no name reference whether it was the President or the Treasurer, I can only assume that coverage for the riding mower was given to house it, to store it on our premises and therefore, this is just my discussion I’m just projecting that if the mower had been stolen or vandalized we would be liable.”
- Mrs. Kvech stated that the Association is required by law to provide the Owners a copy of the proposed budget 30 days in advance of approving the budget. The assessments will go out probably the first week of March, which is two months in advance. Which is plenty. I would like to send the budget out with the notes I have put in the side to help clarify some of the questions people may have. And then in the April meeting we will entertain questions from the community at large.”

Eileen Furnari and Dennis Julian departed the meeting. The number of voting members was reduced to 13.

Bylaws Committee, Tony Kendrick, Chairman reported that the Bylaw Committee met on February 11, 2011. From the meeting of the Committee all changes have been made to the previous version of the proposed bylaws that were provided earlier and copies have been made for each Board member to take with them today. The meeting was five hours. Mr. Kendrick spoke of some of the changes: “Proxy voting is gone. The four Officer positions during the meeting were discussed by the Committee that the Treasurer and Secretary could be part time position but after the meeting the Committee reversed itself and we are retaining the requirement that all four offices need to be full-time residents.” He also stated that the intent of

the Committee was to establish clarity so that we understand what and why we are doing. "What occurred in the past helped us identify where clarity could have helped in those situations. And we looked 10-years into the future, removing all of today's issues and personalities, to determine what would be best for the Association." He stated that the Committee is recommending downsizing the number of Directors from 15 to 9 and with the 4 officers there would be a total of 13 elected positions. All terms will be for two years and you can only hold the position for two consecutive terms. As far as voting is concerned, the Committee has recommended that all lot owners get a ballot sent to them and the ballot has to be returned in the envelope. The envelope will be identifiable and cannot be duplicated. Each envelope can contain only one ballot – more than one and the ballots have to be discarded. The envelopes can be returned before the election or can be brought to the election. At the election meeting there will still be nominees from the floor but only those who have not turned in their ballot envelopes will be able to write in those names. However, if names are written on the ballots that are received early and that individual is nominated from the floor – then those votes will count. There will be no more absentee ballots and no ballots will be distributed at the election meeting. The updated proposed replacement Bylaws were distributed and a Special Board Meeting for the First Reading and discussion is scheduled for February 26, 2011, at 9:00 a.m. at the MBCA Office.

- Sandy Kvech asked what the Committee means when using the term "full-time." Mr. Kendrick responded that there would be an addendum to the bylaws containing terms and definitions and the definition of full-time will need to be determined.

Permits Committee, Bob McCluskey, Chairman reported there were permits submitted for windows, doors, and roofs but nothing specific. He then spoke about an ad of a realtor advertising a four-bedroom home in Montego Bay. "I think we need to follow-up on this because under our guidelines you can only have three bedrooms in Montego Bay unless you expand the parking pad." He also said, "At the very least we ought to contact the realtor and ask them to cease this kind of advertising."

- Tony Kendrick responded that the Restrictions document does not address the number of bedrooms. It is the City Code that addresses the number of bedrooms relative to off-street parking. Therefore, notify the city if you believe there is a violation. As an Association we cannot interfere with freedom of speech.
- John McDermott reminded the Board that when working on the Attic Habitability issue that it kept coming up time and again that Montego Bay does not have to worry about four bedroom homes because our lots would not accommodate a third off-street parking place.
- Sandy Kvech said, "I think the question is that it is false and misleading advertising. It is not in our purview. That will come out when they go to settlement." She added that the Zoning Administrator "indicated that they could not go to settlement as a four bedroom home unless there was a three-car parking pad." She also stated that because the realtor was on the Board that a courtesy discussion could take place.
- Mr. Kendrick advised that such a discussion take place privately and not be made as part of the minutes. There was general agreement to handle it that way.

Pond Committee. In the absence of the Chairman, the President provided the Pond Committee report. She reported that Friends of Walkers Pond has agreed to pay for one fountain for the pond. She also announced that she will personally pay for the light for that fountain. The Pond will then have three fountains and each will have a light. She continued the report by indicating that Marc Colburn, committee member, was in the shed the previous day and found that the fountains and lights that had been stored in the shed were improperly prepared for storage. "When Envirotec took the fountain out of the pond they were supposed to have cleaned it. And the ring that holds the three lights, one of the lights isn't attached any more. This should not be. I will contact Envirotec and show them the pictures."

- Linda Herzberg questioned why the Pond Committee did not notice they were improperly stored at the time they were taken out of the pond. The President responded that when they were taken out of the pond the bad weather followed and the fountains and lights were not checked at that time.
- Harriett Pilert, Owner, suggested that another pond maintenance company be considered. And that the pond contract be rebid.

Pool Committee, Barbara Reniak, Chairman reported that the pools will begin to be prepared for the season around the third weekend in April. Additional lounge chairs will be ordered. She also reported on plans for the renovation and landscaping of the Putt-Putt golf course, which will include picnic tables with umbrellas.

Contract Committee, Barbara Reniak, Chairman reported that all the contracts are in place for the upcoming season.

Restrictions, Barbara Reniak, Chairman: No report.

Beautification, Linda Herzberg, Chairman: No report.

City Hall, John McDermott, Chairman reported on a marina that is to be built at Solomons, Maryland. He read an article printed in the Salisbury newspaper: "A proposed 24-slip-marina in Lighthouse Cove has been approved by the Department of Natural Resources and Environmental control despite the objections of neighboring residents." A general discussion over the value of marinas and the impact on the bay and boaters in Ocean City followed the reading of the article.

Neighborhood Watch, Bill Neimiller, Chairman reported that the Police Department announced that Dennis Eade was the Neighborhood Watch Officer of the Year. He also reported that a member of the Montego Bay Neighborhood Watch team, John Sobkowiak, passed away on January, 30, 2011.

Newsletter Committee, Tony Kendrick, Chairman requested articles to be submitted.

Website Committee: No report, Chairman absent.

New Business:

Motion: Paul Svoboda Seconded: Sandy Kvech	Use on-line bill pay with two required signatures on the invoice before submitting the payment.	Passed
Voted in Favor:13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: Sandy Kvech reported that she has been working with the Association’s bank to implement on-line bill pay. There is no cost. The bylaws require two signatures on every check and with electronic bill-pay there would be no checks. Mrs. Kvech proposed that two signatures will be required on any invoice that is paid using bill pay. There was general agreement to that proposal.

Motion: Sandy Kvech Seconded: Bill Hastings	Continue to pay the office secretary by check and when a new office secretary is hired they will be paid on-line with bill pay.	Passed
Voted in Favor:13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: Sandy Kvech reported on electronic payroll. The bank will not do direct deposit of employee pay for less than five employees, and there is a graduated payment fee for the number of employees. Also, for the one employee of the Association there is not a constant fixed amount that they are paid every week. The employee is also paid on a current week basis – she is paid every Friday for the hours worked from the previous Friday to Thursday. Mrs. Kvech recommended that we continue to pay the current office secretary with a paper check. And that going forward the next office secretary will be paid using bill pay.

Motion: Bill Hastings Seconded: John Shifflett	Pay the Officers using bill-pay.	Passed
Voted in Favor:13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

DISCUSSION: Paying the Officers electronically will assist with an audit trail.

Motion: Linda Herzberg Seconded: Barbara Reniak	Make a \$100 donation to Stephen Decatur High School	Withdrawn
Voted in Favor: 0		
Abstained: 0		
Voted Against: 0		

DISCUSSION: The President spoke to a request for a contribution to the Stephen Decatur Choral Booster club to help 100 students travel to concerts where they perform. The cost is \$36,000 per year. The President requested that individuals can contribute and that she would like to see the Association contribute something. She added that there are students attending Stephen Decatur who live in Montego Bay.

- Sandy Kvech expressed a concern “that there are a lot of schools.” The President responded that Stephen Decatur is the only local high school. Other board members also mentioned other schools and organizations that may also request a donation as well. The suggestion to notify the General Membership via newsletter and the web was not accepted due to not being able to draw the line of what requests to endorse and the resulting increase in e-mails going out to Owners from the Association.
- The President then encouraged everyone to donate individually.

Motion: Seconded:	Select a company to produce from “A to Z” the next newsletter.	Tabled
Voted in Favor: 0		
Abstained: 0		
Voted Against: 0		

DISCUSSION: Tony Kendrick presented the four bids received in response to requests for producing the Spring 2011 Newsletter. Of the four, “Company A was 5-cents per page but they don’t do soup-to-nuts. And Company B was 8-cents per page and they do “soup-to-nuts.”

- Sandy Kvech revealed she obtained a revised bid from Company A of 6-cents per page and that they would do soup-to-nuts.
- Mr. Kendrick mentioned that when one bidder is asked to revise their bid that all the other bidders should have that same opportunity.
- Barbara Reniak reported that when she spoke with Ocean Copy they told her that they did not do soup-to-nuts. Mr. Kendrick added that that is also what he had been told.
- It was decided that the issue would be tabled so that Mr. Kendrick and the Contracts Chairman, Ms. Reniak, could clarify the Ocean Copy bid and evaluate whether Ocean Copy can provide the same soup-to-nuts service as Company B.

Adjournment

Motion: Bill Trumpler Seconded: Sandy Kvech	Adjourn	Passed
Voted in Favor: 13	Sue Frankowski, Bill Hastings, Linda Herzberg, Tony Kendrick, Sandy Kvech, Bob McCluskey, John McDermott, Bill Neimiller, Barbara Reniak, John Shifflett, Paul Svoboda, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

The meeting adjourned at 12:21 p.m.

Submitted By:
Tony Kendrick, MBCA Secretary