

EXECUTIVE SUMMARY MINUTES
Board of Directors Meeting
September 10, 2011



Approved by the Board: September 14, 2011

[Full Minutes of the meeting, including the discussion of the motions, will be approved at the October 8, 2011, Board meeting.]

President Barb Reniak at 9:00 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. The Pledge of Allegiance was followed by a minute of silence in memory of the events of 9/11/2001.

Roll Call: The President and 12 (of 13) voting members were present. Twenty owners attended.

President Barbara Reniak – Present					
P = Present		Voting Members		A = Absent	
Sue Frankowski, VP	P	Sandy Kvech, Treasurer	A	Tony Kendrick, Secretary	P
Steve Borkowicz	P	Eileen Furnari	P	Bill Hastings	P
Linda Herzberg	P	Larry Holdren	P	John McDermott	P
Tom Seibold	P	John Shifflett	P	Bill Trumpler	P
Al Weber	P				

Secretary's Report:

Motion: Tony Kendrick Seconded: Larry Holdren	Waive the reading of the minutes of the August 13, 2011, Meeting of the Board and accept them as written.	Passed
Voted in Favor: 12	Steve Borkowicz, Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Larry Holdren, Tony Kendrick, John McDermott, Tom Seibold, John Shifflett, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Treasurer's Report:

Motion: Larry Holdren Seconded: John Shifflett	Table the reading and presentation of the August 2011 Budget Report until the October 8, 2011, Meeting of the Board	Passed
Voted in Favor: 12	Steve Borkowicz, Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Larry Holdren, Tony Kendrick, John McDermott, Tom Seibold, John Shifflett, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

President's Report:

- The President reported she had visited with the Association Attorney and asked the question that Ms. Albrecht requested at the August 20, 2011, General Membership Meeting: "Is there a legal way the Bylaws can be rejected." The President said, "Please listen to me closely. The attorney said that the Bylaws cannot be rescinded, but they can be reworked. As such, I am going to ask the Bylaws and Declaration Committee to take the proposals presented by the Owners to review them, analyze them, consider them, and bring their decisions back to the Board."
- The President also asked the attorney to clarify his statement: "I realize the directors have strong feelings about many of these matters and getting a consensus may be difficult if all the detail is not included as you have done, but I do not believe the proposed bylaws are advisable." The President stated the attorney said, "that it was not the content of the Bylaws that he was concerned about. But, rather, the format. When those documents were originally sent to him he reviewed them and he had problems with everything being together. He thought that the document should be broken out into Bylaws and a procedures manual. So that the Board can change the procedures as things came up or changed."

- The President continued, “So, as of the August 20th meeting; Andrea, no one was misled. No one. And I want that to go on the record.”

Motion: Tony Kendrick Seconded: Larry Holdren	Accept the President’s nomination of Chairman for the vacant committees of: Architectural Review – Tom Seibold Park and Pond – Al Weber Pools and Recreation – Eileen Furnari Neighborhood Watch – Linda Herzberg	Passed
Voted in Favor: 12	Steve Borkowicz, Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Larry Holdren, Tony Kendrick, John McDermott, Tom Seibold, John Shifflett, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

Old Business:

HVAC and moisture/mold prevention for the MBCA Office building.	Have the Advisory & Strategic Planning Committee review the report and the HVAC system bids received and return with a recommendation for the Board.	Agreed by “Sense of the Board”
In agreement: 12	Steve Borkowicz, Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Larry Holdren, Tony Kendrick, John McDermott, Tom Seibold, John Shifflett, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

HVAC and moisture/mold prevention for the MBCA Office building.	Install splash blocks at all the downspouts now.	Agreed by “Sense of the Board”
In agreement: 12	Steve Borkowicz, Sue Frankowski, Eileen Furnari, Bill Hastings, Linda Herzberg, Larry Holdren, Tony Kendrick, John McDermott, Tom Seibold, John Shifflett, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

New Business: None

Adjournment

Motion: Linda Herzberg Seconded: Eileen Furnari	Adjourn	Passed
Voted in Favor: 12	Sue Frankowski, Steve Borkowicz, Eileen Furnari, Bill Hastings, Linda Herzberg, Larry Holdren, Tony Kendrick, John McDermott, Tom Seibold, John Shifflett, Bill Trumpler, Al Weber	
Abstained: 0		
Voted Against: 0		

The meeting adjourned at 9:36 a.m.

Submitted By:
Tony Kendrick, MBCA Secretary