

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
February 3, 2020
Approved March 2, 2020

Note: Attachments to this report are available to all MBPOA property owners from the Secretary, MBPOA Board of Directors.

The meeting was called to order in the Mallard Bay Clubhouse by MBPOA President Mary McGuire at 6:30 p.m.

Board Members present:

Mary McGuire, President
Bill Schreier, Vice President
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Lynda Browne, Board Member and Landscaping Committee
Marshal Sebra, Board Member and Maintenance Committee

Board Members absent:

Victoria Coffineau, Secretary
Allen Garland, Board Member and Neighborhood Watch Committee

Committee and Support Personnel Present:

Scott McGuire, Webmaster, Dock master and Clubhouse Manager
Ted Hobson, Architectural Review Committee Chair and Amenities
Committee Spokesperson
Bob Mitchell, Social Committee

Property Owners Present:

Linda Hobson

Opening Comments

Ms McGuire thanked Carol Poundstone for her assistance with the Board meeting minutes in Mrs. Coffineau's absence. She also thanked everyone for their help and efforts in keeping the Mallard Bay community in such pristine condition.

Reports

Secretary (Victoria Coffineau-absent)- Jeanne Widenmyer stated minutes have been posted on website. On a voice vote, the board approved the minutes.

Treasurer (Jeanne Widenmyer) - Ms Widenmyer stated that dues for eleven properties remain outstanding and all payments must be postmarked prior to February 1, 2020 to avoid the penalty.

A suggestion was made to run the pond pumps during “off-peak’ hours at night as a cost saving measure.

Property Manager - (Brant Hays) No report, but it was noted that the cleaning has been done at the dock and tennis court.

Webmaster, Dock Master & Clubhouse Manager -(Scott Maguire) All payments for dock slips have been received except one. There are three unpaid kayak slots. At the main dock one of the major floodlights stopped working and was replaced with a new fixture. Clubhouse reservations are going smoothly with February lightly reserved.

Architectural Review Committee (Ted Hobson)- Mr. Hobson reported that the ARC has approved the removal of a tree on Lot 33..

Landscaping Committee (Lynda Browne)- Ms. Browne reported that she is requesting assistance from area Master Gardeners for landscaping suggestions for common property.

Facilities Maintenance Committee- (Marshall Sebra)- Mr. Sebra thanked members of the community, especially Gary Yordy, for their help clearing brush up at the clubhouse and at the dock areas. Mr. Sebra stated that work on the restoration of the habitat of Mallard Bay ponds is continuing.

Mr Sebra mentioned that the lighting in the clubhouse is dim and some lights don’t come on at all. A motion was approved to replace all lights with LED lights.

A recommendation was made that the elevator/lift needs to be covered to protect it from the elements. Two suggestions were made in the discussion: a permanent physical roof and an awning. Mr. Sebra will get an estimate from the deck contractor to include this in the deck project.

There was discussion concerning the path to the crabbing pier being “swampy”. Mr. Sebra will be looking into the cost and feasibility of adding gravel to the area.

Social Committee (Bob Mitchell)- Mr. Mitchell announced that 36 people attended the Bingo Night. The February Cocktails on the River will held February 29, 2020 with “The Band” presenting their annual show. Donations will be taken for the Northumberland Association for Progressive Stewardship (NAPS), which last year cleaned up the water and wetlands on the Wicomico River.

Amenities Committee (Ted Hobson) Mr. Hobson presented the Mallard Bay Amenities Report for 2020 outlining the activities the Board should undertake in

2020. The Amenities Committee will be meeting to update and review the plan during February. Two areas of concern are the recreational area on Canvasback Lane and the playground near the clubhouse.

The Board was pleased to note that significant progress has been made on the Amenity Committee Report from 2019. More than half of the recommended items on the 2019 report were completed.

Old Business

Clubhouse Deck Proposal (Marshall Sebra) Mr. Sebra will follow-up with the deck contractor and determine his schedule for the spring.

RV Lot Status (Bill Schreier) Mr. Schreier led a lengthy discussion on the status of the RV Lot. After reviewing the property on the lot, he found that although all should have valid registration visible and MBPOA community forms on record, about 15 do not. Efforts continue to determine ownership.

Pump maintenance (Mary McGuire) Paul Ryan, our electrical contractor, for Mallard Bay pumps for the lakes and ponds is nearly finished with this major project to update the pump house electrical panel, replace the lower dam pump and repair the main pump. Currently water is running and our lakes are full.

Updates

New Aqua VA Well: (Mary McGuire) Aqua Virginia is drilling a new well to replace our current well at Mallard Bay Drive/Canvasback. The old well is being replaced to be in compliance with new codes set by VA Environmental Water Quality standards. There is no cost to the residents of Mallard Bay for this project.

Atlantic Broad Band: A motion was made and passed to accept the proposed contract from Atlantic Broadband to install Wi-Fi at the clubhouse.

Closing Comments

None

Mrs. McGuire adjourned the meeting at 7: 34 p.m.

Submitted by:

Carol Poundstone substituting for
Victoria Coffineau, Secretary

