

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
DRAFT December 6, 2021

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
Victoria Coffineau, Secretary
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Lynda Browne, Board Member and Landscaping Committee
Larry Tupper, Board Member-Elect (2022)

Board Members not present:

Keith Lilienfeld, Vice-President
Marshall Sebra, Board Member and Maintenance Committee
John Miller, Board Member At-Large
Barbara Bromley, Board Member-Elect (2022)

Committee and Support Personnel present:

Scott McGuire, Dockmaster, Webmaster, Clubhouse Manager
Ted Hobson, Architectural Review Committee
Bob Mitchell, Social Committee
Mary Yordy, Amenities Committee
Linda Hobson, Clubhouse & Dock Maintenance
Paul Malloy, Pool Maintenance

Property Owners present: Hank Hilker Gary Yordy

Opening Comments

Ms. McGuire opened the meeting by welcoming all attendees. She took the opportunity to thank everyone who volunteered to decorate the Clubhouse and remarked that it looks fabulous. She thanked Mr. Sebra for his work in getting the proposal for the repair of the pool deck and Mr. Hobson and Mr. Yordy for their work on the Dam repair project and. Ms. McGuire also thanked Mr. Mitchell and Mr. Swank for helping her start decorating the tetherball pole with holiday lights in the shape of a Christmas tree. There were no opening comments from those assembled.

Reports

Secretary (Victoria Coffineau) – Ms. Coffineau presented the Minutes of the November 1, 2021 General meeting for approval. No discussion was forthcoming. On a voice vote, the Board approved the Minutes.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer advised that there are two property owners that have not yet paid their dues for 2021 and nine property owners that have either paid in full or partially paid their 2022 dues. We spent around \$2K last month, which includes the cost of the new stone spread in the Clubhouse parking lot

and driveway to the boat ramp. We are now \$14K overbudget. The Special Project expenses were \$15K overbudget, and the Dam project is the source of the overage. She noted that we are actually in very good shape, thanks to the annual dues increase. Ms. McGuire asked for the final vote count on the annual dues increase and Ms. Widenmyer reported that the total “yes” votes were 82, the total “no” votes is undetermined as not all MBPOA members voted. Ms. McGuire asked as to what figure (from the annual dues increase) Ms. Widenmyer anticipates placing into the Reserves and she advised that she will place whatever is left at the conclusion of 2021 into the Reserves. Right now, she expects it will be around \$15K, but hopefully for the next few years we will be able to put more than that figure into the Reserves as we need to bump the Reserves back up. The Dam project is not on the Reserves list yet as Ms. Widenmyer is waiting to receive an estimated dollar amount from the Dam Working Group however she will have a figure by the end of this month.

Webmaster, Dockmaster & Clubhouse Manager (Scott McGuire) – Mr. McGuire presented a proposal to change the Mallard Bay rules regarding electrical connections at the dock for Board consideration and discussion at the next Board Meeting. He reported that there is just one dock slip vacancy and he anticipates all other slips (4 or 5) will be renewed.

Architectural Review Committee (Ted Hobson) – Mr. Hobson reported that a lot has sold (Lot 140) and plans are underway for the construction of a new home on Lot 62. The property owner has provided the ARC with a construction site survey but they have not yet submitted any formal documentation required by the ARC. There was some discussion about the location of the septic field which the ARC has approved, and the location of the driveway, which the ARC has also indicated that it has no objection to.

Landscaping Committee (Lynda Browne) – Ms. Browne had no new activities to report as the cold weather is now upon us. The rain barrel still needs to be installed and Ms. Widenmyer has asked to be notified after it has been installed so that she can terminate water service at the Gatehouse spigot.

Social Committee (Bob Mitchell) – Mr. Mitchell reported that the Social Committee is planning new activities for 2022. Ms. McGuire commented on the wonderful Clubhouse holiday decorations and the overwhelming turnout of volunteers that made it all possible.

Amenities Committee (Mary Yordy) – Ms. Yordy recommended that in 2022 the pool fencing gate be upgraded, removed or replaced. She also mentioned that the other gate at the far end of the pool is sagging and that she has had to make some adjustments to make it work – so it also needs to be repaired – perhaps with new slats. Ms. Widenmyer advised that the Board has already received a proposal for new fencing.

Updates

Ms. McGuire provided the following updates:

- Meeting for Board to Elect Officers for 2022 – Ms. McGuire advised that with only four Board Members in attendance, the meeting to elect new officers will need to be rescheduled for later in the month.
- New Gravel – New stone was spread in front of the Clubhouse parking area and stone was also spread on the driveway to the boat launch. Additionally, a larger round stone (rather than the smaller pea stone) has been ordered to repair the stone path to the kayak/crabbing pier, and on a voice vote, the Board approved this repair project.
- Dam issues Update – Mr. Hobson confirmed that on Wednesday December 8, he will join Mr. Jonathon Gano, Mr. Marston, Mr. Yordy and perhaps one other person to discuss the dam project.

- Proposed contract to repair swimming pool concrete surface area – Mr. Sebra received a proposal for Board consideration to repair the pool’s concrete surface (surround) by replacing some cement and placing new caulk in between the cement squares. Mr. Hobson asked as to whether repairing the sunken concrete area might damage the existing pool wall. The issue is whether the pool wall can withstand the pressure needed to lift the sunken area. Ms. McGuire advised that Mr. Sebra has confirmed that the work involved should not affect the pool wall, however, she insisted on a guarantee (warranty) from the company to cover any possible damage. Ms. McGuire proposed that the Board approve a cost estimate now in the amount of \$7K but only approve the actual contract in 2022 when all of the issues of concern are covered in the contract. She also advised that she had received a second proposal for the pool repair that was in no way comparable to this proposal. On a voice vote, the Board approved the cost estimate of \$7K for this repair project.

Closing Comments

Ms. Yordy took the opportunity to thank Mr. Malloy for doing a fantastic job of leaf-blowing at the pool and the Multipurpose Court. Mr. Yordy inquired as to whether electrician Paul Ryan’s contract is still in force for pump maintenance. Mr. Hobson explained that in the upcoming dam meeting, the group will be discussing the spillway at the bottom of the dam and trying to stabilize the area. He went on to say that Mr. Bromley made it clear that if a person were to stand at the Eagle Lake Dam and look up to the Flyway Dam, that is what the Eagle Lake Dam should look like (all grass, all the way down to the water). Mr. Hobson also advised that Mr. Burnell from Affordable Tree Service will be providing a proposed contract for maintenance on Eagle Lake Dam. Ms. McGuire mentioned that Mr. Gano advised that we would need to purchase “love grass” for the dam and that his company, Gano Landscaping and Excavation LLC, might also be interested in submitting a maintenance proposal. Ms. Widenmyer concurred in having two proposals.

Ms. McGuire thanked the Board and the many other members of our community who have joined her over the past four years of her tenure as President in improving the Mallard Bay amenities and community. She remarked that it is thanks to the tireless efforts of the many volunteers that we enjoy such a wonderful place to live and she received a well-deserved round of applause in response for her service on the Board.

There were no closing comments and the meeting was adjourned at 6:55 p.m. The next regular meeting of the Mallard Bay Board of Directors will be Monday January 3, 2022 at 6:30 p.m. in the Clubhouse.

Submitted by:

Victoria Coffineau, Secretary