

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
February 7, 2023

*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 Marshall Sebra at 6:30 p.m.

Board Members present:

Marshall Sebra, President  
Larry Tupper, Vice-President (Alternate)  
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent  
Lynne Cerar, Board Member and Landscaping Committee  
John Miller, Board Member At-Large  
Richard Honey, Board Member at Large  
Callie Robinson, Board Member at Large  
Barb Bromley, Secretary (via phone)

Committee and Support Personnel present:

Bob Mitchell, Social Committee  
Debby Tupper, Amenities Committee  
Ted Hobson, Architectural Committee  
Brant Hays, Property Manager

Property Owners present: Bill Bracker, Mary Yordy, Linda Hobson, Mary McGuire, and Tom Hyde

### Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees. He asked if there were any additions or suggestions for the agenda and there were none.

### Reports

**Secretary** (Barb Bromley) – Lynne Cerar asked for a motion for the approval of the Minutes of the January 3, 2023 General Meeting. The motion was made, no discussion was forthcoming, and on a voice vote the Board approved the Minutes.

**Treasurer** (Jeanne Widenmyer) – Ms. Widenmyer advised that all HOA dues have been paid with the exception of 6 property owners. Last month's largest expense was yard work at \$5200 and a \$900 electric bill in which she explained was typical for this time of year. Mr. Sebra has requested a separate invoice for work done at the pump house.

**Clubhouse Manager** (Scott McGuire) – In his absence, Mr. Sebra advised that Mr. McGuire had nothing to report at this time.

**Webmaster** (Debbie Evans) - In her absence, Ms. Widenmyer reported that there is a request for any interesting neighborhood news to be sent in to the webmaster.

**Property Manager** (Brant Hays) - Mr. Hays advises that he has finished clearing the leaves off both tennis courts and has a small amount left to be cleared at the dog park.

**Dock Master** (Allen Garland) - In his absence, Ms. Widenmyer reports that all boat slips may have been rented. There were two empty slips and there are two on the waiting list.

**Architectural Review Committee** (Ted Hobson) – On ARC business, Mr. Hobson mentioned that Lot 83 has been approved for clearing and a driveway culvert. The work has not begun at this time. Also, LPZ's have been sent to the treasurer for lot 151 and lot 38 for inclusion in packets.

**Landscaping Committee** (Lynne Cerar) – Ms. Cerar advised that there is nothing to report at this time due to the cold weather.

**Social Committee** (Bob Mitchell) – Mr. Mitchell reports that the next Bingo Night will be March 18, 2023 from 6:30pm-8:30pm at the Club House. Please bring a dessert of your choice.

**Amenities Committee** (Debby Tupper) – Ms. Tupper reports that Jamie has been great in forwarding the applications for re-registering boats and trailers at the RV Lot and that the lock was changed January 13, 2023. An email was sent out that asked for a reminder to be posted on the website regarding the need for unidentified items in the RV lot to be properly and immediately identified. She reports that there is a catamaran that is unclaimed and 4 other items that need investigation as to whom they belong to. They are 2 trailers and 2 boats that are unclaimed. She also noted that a tree fell in the lot and Gary Bowman kindly did a partial cleanup and hauled away the limbs and the brush. The large trunk of the tree remains and still needs to be removed. Ms. Tupper also requests the boundaries be marked to the RV lot so it can be trimmed from encroaching brush and trees. On her list of "to do's" she intends to reinstall the tetherball and clear the brush from the existing trails to make them more accessible. Ms. Widenmyer requested that the marker for the path on Pintale Lane be revealed from the encroaching brush. Ms. Tupper also requested an email be sent to the community asking for help in maintaining all the amenities in the community. Mr. Sebra advises that once the boundaries are established we can hire the same company we just hired to trim the boundaries and remove the tree.

Due to the steep incline it was requested that a wooden stairway be built on one of the paths in the community. (The path that starts on Mallard Bay Drive and crosses the upper lake.) Mr. Sebra advises that he is open to the idea and he could look into hiring someone to do that. He will talk to the landscaping contractor to see if they are interested.

## **Agenda Items**

Mr. Sebra presented the following items for discussion:

- Need for notice to property owners regarding dog waste - Ms. Widenmyer suggests that it be put on the website to please clean up after your pet.
- Board member Barbara Bromley has accepted the Secretary position

- VMRC application for oyster bags on Great Wicomico - An Oyster Agricultural Operation Application is going through the VMRC right now. The deadline for objections is February 8, 2023. Mr. Sebra was contacted by several other waterfront communities with the pertinent information being sent to him. The information was copied and given to the board. Mr. Sebra asked the board, "Do we put out a statement as the board or do we let residents with concerns make their objections to the VMRC?" Ted Hobson reports that several homeowners in the community have made objections including himself. He requested that the VMRC come to Mallard Bay to talk to the residents to explain the hazards and the possible benefits and to answer other questions. Callie Robinson and her fiancé spoke about their experience with oyster farming and addressed some of the concerns. Some of the concerns were: Metal cages vs. floating cages, water quality questions, number of cages allowed, Chesapeake Bay Act infringement with SAB concerns, and damage to boats. A discussion ensued about this. Mr. Sebra advises to contact any board member for more information if you are interested.
- Ms. Widenmyer recommends that the white trim on the pool house, gate house and porch area needs to be repainted.
- Open Comment Period: Bill Bracker spoke about his concern on how the ARC is handling the covenant for unscreened boats. He feels that the head of the ARC is not enforcing the covenant with his own boat being unscreened. He feels this is wrong and a conflict of interest and that the board has the legal responsibility to enforce the covenants and should revisit this issue. The head of the ARC defended his position by saying that the covenants read, "One trailered boat is permitted on your property," and Ms. Widenmyer, reminded him it reads, "One screened boat is permitted on your property." Someone asked how as a board member Ms. Widenmyer felt about this issued and she responded that she feels that it will be hard to enforce this covenant if we allow him to leave his boat unscreened. The head of the ARC suggested that we allow boats in the driveway during the "off season" from November to March. The board voted that no action be taken at this time.

### **Closing Comments**

There were no other comments and the meeting was adjourned at 7:40 p.m. The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, March 7, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

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Barbara Bromley, Secretary