

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
May 2, 2023

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  
Barbara Bromley, Secretary

Board Members not present:

Callie Robinson, Board Member at Large  
Richard Honey, Board Member at Large

Committee and Support Personnel present:

Bob Mitchell, Social Committee  
Paul Malloy, Pool Technical Maintenance  
Debbie Evans, Webmaster and Clubhouse Manager  
Brant Hays, Property Manager  
Debby Tupper, Amenities

Owners present:

Blaine Swank  
Karen Breslin

### 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** (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the Minutes of the April 4, 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 there are four lot owners who are outstanding in payment of their dues. A letter will be sent this month advising that if the dues are not paid by June 1st, a certified letter will be sent informing them that a lien will be put against their property on July 1, 2023. She reported that there were two large expenses this month. One was for lawn care for \$4600, and the other was for insurance which was \$6700. She noted that insurance for the community went up 10% from last year, but it has not gone up in 3 years.

She also received a bill from Paul Ryan for an annual inspection and the installation of a new pump for the ponds along Mallard Bay Drive. This will be reflected in the treasury report at next months meeting.

**Webmaster & Clubhouse Manager** (Debbie Evans) – Ms. Evans reported that the new website is up and running and she noticed that many homeowners have already subscribed. The board is pleased with the new website.

**Property Manager** (Brant Hays) - Mr. Hays advised that he has completed the removal of grass from the pickleball courts at the clubhouse, and he still has to complete the removal of grass from the tennis courts on Canvasback Lane. He is interested in a commercial sprayer to help RoundUp the grass to remove it permanently. He also reports that he has purchased an Ego leaf blower which is lithium battery operated to help maintain the community. With summertime approaching, he and Paul Malloy have worked tirelessly on the pool to have it ready to open soon. He also thanked those community members who donated their time last Saturday to help prepare for the pool opening.

**Pool Technical Maintenance** (Paul Malloy) - Mr. Malloy showed the board the robotic pool cleaner he acquired, and explains what an excellent job it has done cleaning the pool. New, this model is \$1500, and used (refurbished), it is \$1095. John Miller has agreed to sell it to Mallard Bay for \$250. Mr. Sebra thanked John for his generosity. He also thanked Brant and Paul for all their hard work and to all the volunteers who helped make the pool opening possible. The pool is projected to be open the 3rd week of May.

**Dock Master** (Allen Garland) - In his absence, Mr. Sabra reported that 2 boat slips are available, and that there are 8 unrented kayak spaces available.

**Architectural Review Committee** (Ted Hobson) – On ARC business, Mr. Hobson reported that there is only one house currently under construction on lot 83. He observed that the silt fence is in place, as it should be, and the construction crew is now working on the first floor.

Mr. Hobson will be at the dock Saturday, May 6 for anyone interested in a boat safety check. He has a checklist of safety requirements that must be met to receive a safety sticker which is recognized by the Marine Police and the Coast Guard.

**Landscaping Committee** (Lynne Cerar) – Ms. Cerar advised that she and Linda Browne traveled to Tidewater Tropicals Plants to purchase flowers and greenery for the community planters. These are the pots you see at the front entrance and at the pool. They will be doing the planting on the 4th or 5th of May.

**Social Committee** (Bob Mitchell) – Mr. Mitchell reported that the Memorial Day Picnic is coming up and setup will be on May 27th (Saturday) at noon and the picnic is May 28th (Sunday) beginning at 5pm. Hot dogs and hamburgers will be provided. Please bring a side or dessert.

He reported that the pump for the two ponds along Mallard Bay Drive has been replaced. It is on a timer and comes on 3 times a day for 1 hour. It was noticed that it stopped working so he will look into why this has happened.

**Amenities Committee** (Debby Tupper) – Ms. Tupper reported that she is continuing to work on the signs for Flyway Lake Trail. Paul Malloy and Bill Bracker made the stakes and triangles for the signs and she has been busy painting them. She hopes to have them done in the next week or so. Concerning the RV Lot, she is trying to track down one person who still has a boat left there after moving. Mr. Sebra has talked to him and is assisting the effort to get this removed. There is also an abandoned catamaran there which needs to be removed.

### **Agenda Items**

Mr. Sebra presented the following items for discussion:

- Ted Hobson reported that he has meet with the ARC to address a language change in the covenants concerning the screening of boats in the community.

Page 9, forth paragraph it states:

(existing)

“One trailered boat may be parked on each lot with a residence, located and screened from the road and lake

as approved by the Architectural Review Committee. No vehicle shall remain in Mallard Bay unless it has

current state license plates, county tags, and a current inspection sticker.”

(proposed)

“One trailered boat may be parked on each lot with a residence. No vehicle, boat, or trailer shall remain

in Mallard Bay unless it is in operable condition, has current state license plates, county tags, and a current inspection sticker. This will be allowed from November 1st thru March 31st.”

- Ted Hobson requested that we contact the VDOT and have them pave or gravel the circled area at the end of Mallard Bay Drive. The school bus can't make that turn and is causing problems with the road. Mr. Sebra suggests that we contact the county and have them make the request to VDOT.
- Ms. Widenmyer reported that documents have been requested for lots 109/110 which was sold. Mr. Sebra had a call from the real estate agent concerning the drain field across the road, in a commons area that is completely wooded. The question was, “Do they have the right to clear that if they wanted to because it's their reserve?” (Or is it our common area and we want it to stay as it is?) They were referred to the ARC, and Mr. Hobson feels that we would be hard pressed to tell them “no” if they wanted to clear it at their own expense. Lot 60 was also sold.
- Ms. Tupper inquired how to monitor the RV lot concerning those residents who own 2 lots. She would like to be informed if and when they have been merged, so she can oversee how many vehicles they are allowed in the lot. (One lot-one vehicle) Ms. Widenmyer explained that she will get her this information since she is given legal papers to show when they have been merged.

## **Closing Comments**

There were no other comments and the meeting was adjourned at 7:12 p.m. The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, June 6, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

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Barbara Bromley, Secretary