

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
September 5, 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
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Lynne Cerar, Board Member and Landscaping Committee
Barbara Bromley, Secretary
Larry Tupper, Vice President
John Miller, Board Member at Large

Board Members not present:

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

Support Personnel present:

Paul Malloy, Swimming Pool Maintenance Director
Bob Mitchell, Social Committee
Debbie Evans, Webmaster, Clubhouse Manager
Mary Yordy, Clubhouse Maintenance
Debby Tupper, Amenities Committee

Owners Present:

Susan Barr and Lynda Browne

Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees. He noted that 5 board members were present which did meet quorum.

Reports

Secretary (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the Minutes of the August 1, 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 reported that she has not heard back from the two property owners who are delinquent in payment of their dues. She advised that \$5500 was spent for the month which included grass mowing, water, electric, and chemicals for the pool.

Webmaster & Clubhouse Manager (Debbie Evans) – Ms. Evans had a question for the board concerning the usage of the clubhouse on a weekly basis. She asked if a person reserves the clubhouse for an on-going period of time and uses it only once, should we cancel the reservation? It was suggested that the homeowner be called to find out their intention, and Ms. Cerar agreed to do that. The board further discussed the general policy of the clubhouse usage. They felt that if it is reserved and not being used the homeowner should be called and notified of the cancelation. They could reapply when they wanted to use it again. Also, it was suggested that we ask the homeowner to give a courtesy call, 24 hours in advance to let the clubhouse manager know if the clubhouse will not be used. This is to let the Maintenance Staff know that their services are not needed. Ms. Evans advised that she is pleased that the Mallard Bay Website is getting more views with 2 more people signing up for the automated email.

Property Manager (Brant Hays) - In his absence, Mr. Sebra advised that there is nothing to report at this time.

Pool Technical Maintenance (Paul Malloy) - Mr. Malloy reported that he has made a couple more repairs on the lounge chairs, but they are just repairs and more chairs are needed. He also advised that the robot pool cleaner is working as expected and he is pleased with the purchase. Mr. Sebra was concerned with what appeared to be an ink like substance on the side of the pool. Mr. Malloy informed him that the blue appearance was from chemicals that were splashed when they applied treatment to the algae that was reappearing in the pool.

Dock Master (Allen Garland) - In his absence, Mr. Sebra advised that there is nothing to report at this time.

Landscaping Committee (Lynne Cerar) – Ms. Cerar started by saying that she appreciated the help she got from Lynda Browne, Debby and Larry Tupper, Winky and Bob Mitchell, and Roberta and Steve Jones. They all worked to tidy up the front entrance. They trimmed up the Crape Myrtles, and weeded and cleaned up the island. She will be looking to replace the roses that are not doing well at the front entrance and at the clubhouse. Philip Marston was mentioned as a landscaping resource, and she intends to contact him for his expertise and suggestions for replacements.

Architectural Committee (Ted Hobson) - In his absence, Mr. Sebra advised that there is nothing to report at this time.

Social Committee (Bob Mitchell) – Mr. Mitchell advised that the Labor Day Event was a success with an attendance of about 32 people. Special thanks to Winky for fixing the barbecue chicken, and all those who helped clean up and make the gathering so successful! The next event will be a Costume Bingo Night on October 21 at 6:30pm. Wear your Halloween costume and have fun playing bingo. There will be a prize for whoever wins the most games with a dessert break midway through the night. In consideration for an upcoming event is a New Year's Eve Get Together. It will be about an hour long with snacks and shooting the cannon at midnight. It was suggested that there be an RSVP to ensure attendance. Another suggestion was to have a New Year's Day breakfast celebration instead.

Amenities Committee (Debby Tupper) - Ms. Tupper reported that the Amenities Committee is overseeing an overwhelming amount of things in the community. She hopes to be able to have individuals focus on smaller areas within the community. At this time, she is working on the RV lot and has gotten all the current occupants registered with the exception of 3 boats. She has not had any boats removed yet since this is harder to do than anyone realized. Mr. Sebra mentioned that he has talked to one owner who has an abandoned boat there and he is resistant to addressing the situation. She suggested that we somehow correlate the boats in the RV lot to the residence of the owner. When they

go to sell their home have it stated that anything in the RV Lot must be removed by the closing date of your home. She also wanted to thank Blaine Swank for cutting the RV lot several times this summer. And finally, Ms. Tupper wanted to make the board aware that a resident in the community was injured playing tennis on our court. Allegedly, she broke both her ankles due to its uneven playing surface. Ms. Tupper wondered what the liability is to the community? Would it be wise to post a sign stating, "Play at your own risk?"

Discussions Items by the Board

Agree on Common Areas to be cut - Mr. Sebra stated that everyone agrees on the dam areas to be cut, but are there any other areas that need to be addressed? It was suggested that the Pintail Lane Common Area should be added to the list, but it should be noted that we can't cut too close to the water's edge because the County will fine us. Mr. Sebra will call the County and find out what is allowed before we proceed with the mowing. Mo and J's will be called for the job, and the areas to be cut are: Mallard Bay Drive (near the ponds), the Dam slopes, the pond on Canvasback Lane, and the Pintail Lane Common Area.

Pool lounge chairs - About a dozen more chairs are needed at the pool. The board is struggling to find any at a reasonable price. Susan Barr, a homeowner volunteered to ask her brother in law if he could be a resource for this purchase. His furniture company sells to restaurants and supplies outdoor dining furniture. She will get back to the board and let them know her findings. The Board will also be looking for some options for replacement chairs.

Take action on fixing or replacing basketball goals - There are two different types of actuary assemblies for the basketball goals. The basketball hoop assembly at the clubhouse is no longer made but the one at the tennis courts on Canvasback Lane is available. A new one is \$416 with an additional \$330 for installation. Mr. Malloy and Mr. Hays are going to try to repair the hoop at the clubhouse themselves with the permission of the board to buy the actuary. It was suggested that another options is to get the hoop to regulation height and weld it or secure it in place. Mr. Sebra said we will see how the temporary fix goes and make decisions from there.

Clubhouse maintenance positions available - One position is currently open and one will be open at the end of the year. Mary Yordy is willing to stay until the end of December. Linda Hobson's position, due to illness, is available immediately. Mr. Sebra advised that he has two replacements that are willing to step in. Amanda Marston and Donna Sebra are the replacements. Mary is willing to finish the year without help, but she will put together a checklist to help with the transition. Ms. Hobson took care of the supplies needed so she will need to get that list from her. It was suggested that during the month of December, Ms. Marston and Ms. Sebra help out to be able to learn the ropes from Ms. Yordy.

Preparation for the Annual Meeting - The Annual Meeting will be October 21, 2023 at 1pm at the clubhouse. Mailing for the meeting needs to go out by September 21, 2023. Included in the mailing are ballots for the 2024-2025 board members, changes to the covenants that need to be voted on, and a letter from the president. It was suggested that a time limit be set for the return of the ballots. As always, it is important to stress the importance of voting. A 50% approval is need to change the covenants. Mr. Sebra and Ms. Widenmyer will get together to create the contents for the mailing. It was noted that Larry Tupper, Jeanne Widenmyer, Marshall Sebra, and Barb Bromley's two year term is ending in December, but they have all agreed to run again.

Board Comments

Jeanne Widenmyer got an estimate to have all the fascia boards (the boards currently painted white) around the clubhouse and pool house to be prepped, sanded and repainted. The estimate came in at \$4600. The board voted to proceed with the proposal.

Open Comment Period

Lynda Browne reported that she has had someone prowling around her house and knocked on her bedroom window. She called the police and while they did not find anything at the time, she wants the community to be aware, be vigilant, and be safe.

Closing Comments

The board sends out well wishes to Linda Hobson and wish her a speedy recovery.

There were no other comments and the meeting was adjourned at 7:31p.m. The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, October 3, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

Barbara Bromley, Secretary