

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
December 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 (by phone)  
Larry Tupper, Vice President

Board Members not present:

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

Support Personnel present:

Bob Mitchell, Social Committee  
Mary Yordy, Clubhouse Maintenance

### Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees. He reported that he has talked with Callie Robinson and confirmed that she is stepping down from the board due to other commitments. John Miller is also stepping down since he has moved from the community. He has not spoken to Mr. Honey but felt that these 3 positions could be filled. He suggested putting out an announcement to see if anyone is interested in joining the board. Ms. Widenmyer suggested that all 3 positions do not need to be filled and that five is the optimum number. Mr. Sebra would like at least one more person to join the board.

### Reports

**Secretary** (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the November 7, 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 the bills for the HOA fees for 2024 have been mailed out. The two delinquent lot/homeowners will now owe the community for two years of fees. She stated that if they have not paid by June, legal action will be taken.

**Webmaster & Clubhouse Manager** (Debbie Evans) – In her absence, Mr. Sebra noted that Ms. Yordy has put together great guidelines for the incoming clubhouse maintenance team. They are Donna Sebra and Amanda Marston. Ms. Yordy will finish out the year and then she will hand over the keys to them. Mr. Sebra thanked Ms. Yordy for her hard work and for passing everything along in such a nice fashion.

**Property Manager** (Brant Hays) - In his absence, Mr. Sebra reported that he has not heard from Mr. Hays but assumes that he has been busy cleaning up leaves. Mr. Sebra came down to the clubhouse area and used 2 tanks of gas clearing leaves but due to so many trees, it was hardly noticeable.

**Pool Technical Maintenance** (Position Open) - Mr. Sebra confirmed that the Pool Technical Maintenance position is still open and a replacement is needed. Debby Tupper said that she has talked to several people who are interested in helping, but they do not want to take on the entire responsibility. They would like to know specifically what is involved. Is it something that could be divided up so it could possibly be a team position. She wondered if Mr. Malloy could have a meeting sometime to explain the responsibilities. Mr. Sebra said that Mr. Malloy did offer to assist in anyway possible with the transition. Ms. Tupper will reach out to Mr. Malloy and get his help in this matter.

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

**Architectural Committee** (Position Open) - In his absence, Mr. Sebra advised that Mr. Hobson has stepped down from the position. Ed Hind has also resigned. But, in response to what was put on the website, 3 individuals did come forward and expressed an interest in serving on the Architectural Committee. Those interested were John Barr, Bill Tolbert, and Bill Bracker. Mr. Sebra felt that Gary Yordy and Paul who are currently on the committee should decide how many people need to be on the committee and how the duties should be divided up. Mr. Sebra expressed his appreciation to the individuals who stepped up and volunteered their time on this committee.

**Landscaping Committee** (Lynne Cerar) – Ms. Cerar reported that the rain barrel at the front entrance did not adequately provide enough water for the front entrance gardens. Another barrel might be necessary. Mr. Sebra felt that another barrel might be a little too much for the appearance of the entrance. Ms. Cerar agreed to wait another season to see if it might get better with more rain. This will be revisited in the future.

**Social Committee** (Bob Mitchell) – Mr. Sebra advised that he was contacted by a real estate agent who is interested in donating to the Social Committee or possibly volunteering her time. She was very impressed with the community, so Mr. Sebra will talk to her to maybe assist with a donation. Ms. Widenmyer asked if there will be a New Year’s Day luncheon. Mr. Mitchell advised that John Miller was supposed to plan it but he has moved so it might not happen.

**Amenities** (Debby Tupper) - Ms. Tupper started by reporting on the RV lot. She has followed up with one of the delinquent boat owners by sending them a certified letter requesting their boat be removed from the lot. It was sent November 17,2023 with a 30 day time limit and no action has taken place so far. She wanted to know from the board, “If it is not removed, what do we do next?” Mr. Sebra felt that it is the boat owners responsibility so we should take them to court after the time limit has expired. Mr. Bracker advised that Grace Episcopal Church accepted boats without titles. They will be sold by the Church and the new owner can apply for a Salvage Title. Mr. Sebra felt that we need to put more pressure on the boat owners to step up and take care of their property. We could get a judgement against them or possible start charging rent. The other delinquent boat in the lot is a catamaran. Ms. Tupper knows who it belongs to and will send a certified letter once she has confirmed his address. There is one boat in the

RV Lot where the registration expired in 2016. She has talked to the homeowner concerning this. She also felt that the Storage Lot Form needs to be changed for next year. In a space which has "Boat Year" she would like it to read "Boat Registration Expiration Date." She added that there is an unclaimed trailer in the RV lot. She would like to find the owner possibly through the tag number. Ms. Widenmyer suggested contacting Allen Garland who is with the police department, and maybe he would be able help with this.

Ms. Widenmyer advised that she is finding more uses for the products sold by VersaCourt. This is the tile currently being used on the shuffleboard court. She is looking into using it for the pickleball courts. Ms. Tupper is concerned that there is not enough space to tile 2 pickleball courts due to spacial concerns. Maybe only one is all that is possible using this tile. She explained that they are too close together to allow for proper courts. It could work turning the courts and only installing one pickleball court instead of two. Another possibility is moving the shuffleboard court to the other side, so it would allow more space on the basketball side. It was suggested that we only purchase one pickleball court from VersaCourt to see how well we like it. If everyone is pleased we can precede by adding another court or possibly doing the tennis courts. Ms. Widenmyer liked the idea of moving the shuffleboard court to allow for more room for another pickleball court. More measurements need to be made to make sure everything fits in the area. Ms. Tupper said that these courts will last on average for 15 years. It was noted that we have had the VersaCourt on Canvasback Lane for 10 years and it has held up well. Replacement pieces are available, too. A discussion was had concerning the color choices. The current court is green. Ms. Tupper recommended we choose a darker color for two reasons. One was the need for less cleaning and the other was the visibility of the ball against a dark surface. She advised that if we do the tennis courts it could be made multifunctional by having both tennis and pickleball lines painted. Ms. Widenmyer advised that If the VersaCourt is chosen the price does not include installation. Since it will be installed by community members, it was recommended that it be ordered in the spring when the weather is warmer. It takes about 5 weeks to manufacture, so Mr. Sebra suggested it be ordered (once colors are chosen) with respect to the spring delivery.

Mr. Sebra noticed that the pump on Puddle Duck Pond does not seem to be pumping properly. Very little water is coming out. He asked Mr. Mitchell to call Paul Ryan to see if maybe it is stopped up or there is possibly some other problem. Ms. Widenmyer said she will see Mr. Ryan and she will ask him to look at it.

Ms. Widenmyer advised that the elevator for the clubhouse is not working. Blaine came over to look at it, but it is still not working. It is very temperamental and over 10 years old. She reported that there is money in the reserves to replace it. Paul Ryan will be called first to see if it is an electrical problem before we spend the money to replace it.

### **Board Comments**

Ms. Widenmyer reported that we are still waiting on votes to come in on the two covenant changes. The voting is open until the end of the year. Currently the "Rental Agreement" change is two votes away from being passed. The "Boat in your Driveway" change does not look hopeful since there are more "No" votes than "Yes" votes at this time.

Ms. Cerar stated that she will not be at the January meeting, and Ms. Bromley agreed to record the meeting for her.

### **Open Comments**

Ms. Yordy had questions about the smoke alarm in the clubhouse. She needed further clarification on it to be able to inform the new clubhouse maintenance team. She was also concerned about the procedures if the alarm does go off, who in the community should be called. That will be looked into.

Mr. Mitchell mentioned how nice the tetherball Christmas tree looked on Canvasback Lane.

### **Closing Comments**

There were no other comments and the meeting was adjourned at 7:22 p.m. The next regular meeting of the Mallard Bay Board of Directors will be Monday, January 2, 2024 at 6:30 p.m. in the Clubhouse.

Submitted by:

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Barbara Bromley, Secretary