

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
FINAL DRAFT March 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)
Lynne Cerar, Temporary Secretary, Board Member. and Landscaping Committee
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
John Miller, Board Member At-Large

Board Members absent:

Barbara Bromley, Secretary and Board Member At-Large
Richard Honey, Board Member At-Large
Callie Robinson, Board Member At-Large

Committee and Support Personnel present:

Bob Mitchell, Social Committee
Ted Hobson, Architectural Committee
Brant Hays, Property Manager
Paul Malloy, Pool Tech
Debby Tupper, Amenities Committee

Property Owners present:

Mary Yordy

Opening Comments

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

Reports

Secretary (Lynne Cerar for this meeting) – Mr. Sebra asked for a motion for the approval of the Minutes of the February 7, 2023 General meeting. No discussion was forthcoming, and on a voice vote the Board approved the Minutes.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer advised that as of this month, she has 4 homeowners still outstanding in paying dues. February's expenditures were \$1700, and \$800 of that was the electric bill (4

locations), and Mo and J's Landscaping has been paid in full. It was stated that they did a great job of clearing the pumphouse area.

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, Mr. Sebra said that she had nothing to report.

Property Manager (Brant Hays) – Paul Malloy cleaned up the leaves and debris on the clubhouse roof. Mr. Hays is working on the leaves in front of the tennis court with Bob Mitchell. Mr. Hays is also researching a robotic vacuum cleaner for the swimming pool.

Pool Technical Maintenance (Paul Malloy) – He is also researching robotic vacuum cleaners.

Dockmaster (Allen Garland) – In his absence, Mr. Sebra advised that Mr. Garland had nothing to report. Mr. Sebra also thanked Mary and Scott McGuire for donating boards to replace the decking on the common pier. Mr. Tupper said that he also had boards to donate for that project.

Architectural Review Committee (Ted Hobson) – Owners of Lot 83 on Pintail have cleared the land. The owners have cleared more than the LPZ, but have said they will replant after building.

Landscaping Committee (Lynne Cerar) – Ms. Cerar will speak with the previous chair, Lynda Browne, about what is needed. Mary Yordy suggested that a Spring cleanup day will be needed soon to clean up leaves and weeds, and noted that in the past, Steve Jones has provided for mulch around the Clubhouse. Mr. Sebra noted that the Town of Kilmarnock buys its plants from a business near Gloucester Courthouse and suggested that Ms. Cerar look there, as it is much closer than the business that Ms. Browne has used in the past.

Social Committee (Bob Mitchell) – Mr. Mitchell reports that there will be a Bingo Night on March 18th from 6:30p-8:30p at the Clubhouse. Attendees are asked to bring desserts! Ms. Widenmyer will let Ms. Evans know to announce on the website.

Amenities Committee (Debby Tupper) – Ms. Tupper reported that she is still working on finding homes for some items/boats/etc. and people still need to tag their belongings. Blaine Swank took care of the tree trunk that was in the lot (along with Gary Bowman), which has freed up more space. About 50 feet of the Flyaway Lake Trail slope has been cordoned off so that people will use the other path to the right. Ms. Tupper has a placard to mark the trail, and showed the aluminum markers that she suggests be put on the trees. Mr. Sebra noted that Mo and J's did not express interest in putting in steps on the nature trail.

Ms. Tupper has suggested March 25th as a workday to invite people to meet at the tennis courts with clippers and other tools to help clean up the trail, and in order to get more people involved. She will ask Debbie Evans to post this date on the MBPOA website and will ask Susan Malloy to email membership about this date.

Board Comments

Mr. Sebra then raised the issue of amending the MBPOA Covenants regarding location and screening of trailered boats on homeowners' lots. Ms. Widenmyer noted that the issue has been discussed since 2018 but no action has ever been taken. There was discussion on potential language for the amendment. Currently, page 9, Paragraph 4 of the Covenants states:

“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.”

Mr. Sebra asked for a motion that the MBPOA Board has decided to amend this section of the Covenants in order to clarify the issue of location and screening of a boat. The Board will submit an amendment to the Mallard Bay property owners. John Miller moved, and Larry Tupper seconded the motion, and the Board approved the motion on a voice vote.

Ms. Widenmyer advised that a vote on such an amendment would need to be mailed to MBPOA homeowners—that a signature is required to amend the covenants.

Ms. Widenmyer, Mr. Tupper and Ms. Cerar suggested that if the language was amended to allow a boat on a property without screening, the amendment should specify that the trailered boat would be limited to the homeowner’s property from November through March.

Open Comments

Mr. Hobson requested permission for Mallard Bay to host the Coast Guard Auxiliary’s annual boat inspection in April/May. Mr. Sebra noted that Mr. McGuire should be consulted to see if anything major is going on at that time; otherwise, the Board approved this request. This will be posted on the website.

Mr. Hobson also asked if he could re-post the “Wear Your Life Jackets” sign, as the wind and animals keep knocking over the sign. This, too, was approved.

Ms. Yordy asked when the Clubhouse septic tank was last pumped. Ms. Widenmyer said that it has been within the last several years.

There were no other comments, Mr. Sebra asked for a motion to adjourn, Ms. Widenmyer so moved, Mr. Miller seconded, and the regular meeting was adjourned at 7:25 p.m.

The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, April 4th, 2023 at 6:30 p.m.

Submitted by:

Lynne Cerar, Temporary Secretary