

Mallard Bay Property Owners Association  
Minutes  
Special Meeting of Board of Directors  
Monday, June 17, 2024

*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 Carol Bracker at 6:30 p.m.

Board Members present:

Carol Bracker, President  
Larry Tupper, Vice President  
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent  
Lynne Cerar, Secretary  
Susan Barr, Board Member-at-Large

Board Members absent:

Barb Bromley, Board Member-at-Large

Property Owners present:

John Barr

Mrs. Bracker opened the meeting by noting that a quorum was present.

The purpose of this special meeting of the MBPOA Board was to review the proposal that Mr. Barr had obtained for reconstruction of the crabbing/kayak pier and the main boat dock.

Mr. Barr has been researching potential contractors for this job. He called six people—two never called back, despite multiple attempts to reach them. Several contacts said they would come look at the project, but never showed up or called back. One person said he would come by and give an estimate. Mr. Barr asked him for an estimate for labor, but said that we would buy the lumber. Mr. Barr never heard from him again.

George Pierce is the only contractor that took the time to come and look at our docks. He gave an original estimate of \$18,250 for the crabbing/kayak dock. This was for the floating part of the dock, wreck-out and haul-out, not including pilings and stringers. This worked out to approximately \$12.50/square foot, marine lumber included, and 3" stainless steel screws. Mr. Barr has seen some of Mr. Pierce's work and says it is done well. Mrs. Barr stated that she has gone online and looked at pictures and comments on Mr. Pierce's work and there have been very positive reviews.

Then Mr. Barr asked for a price on the big dock, which came in at \$38,650. However, if both docks were done at the same time, Mr. Pierce would decrease the price for both docks to \$10.50/square foot. That would bring the price of the big dock down to \$32,256, for a total estimate of \$47,586. Mr. Pierce would also replace the bulkhead that goes down the ramp. He will not be replacing the posts with the handles. Mr. Barr said the job could be done by the end of July, and will take 2-3 days to do. Mr. Barr wants to be on-site when the work is

being done. If the Board decides to replace only the crabbing/kayak pier, the price goes up to \$12.50/square foot and will cost \$18,250.

Ms. Widenmyer responded by saying that this project is only going to get more expensive the longer it is delayed. Mr. Barr emphasized that maintaining the new docks would be imperative in order to prolong the life of the construction. This would entail allowing the wood to dry out for a year, and then clean lightly with a pressure washer and apply marine seal with a pump sprayer. This would need to be done every couple of years, which should make the piers last for about 25 years.

Mr. Barr also pointed out the need for at least 2 safety ladders, one by the ramp and one by the "T." Ms. Widenmyer said that one ladder is also needed for the crabbing/kayak pier, in the case of falling out of one's kayak. Mr. Barr has looked at metal ladders that pull down, like a fire ladder, so that the metal is not staying in the water all the time. These cost between \$250 and \$300 each. A smaller one, for the crabbing pier, with 2-3 steps, costs about \$175.

Mr. Tupper asked where the money would come from to pay for this project. Ms. Widenmyer said that this would have to be charged against the reserve fund, which is currently about \$20,000 + for both piers. In the pier reserve, there is about \$45,000, but some of that money is earmarked for other projects. If those projects are delayed, it will give us time to build up that fund. The pier reserve is separate from the regular reserve, and is funded solely by the boat receipts. Whatever is not spent during the year goes into the pier reserve. Money from the pier reserve cannot be used for other purposes, and covers the main pier, the crabbing/kayak pier, the old crabbing pier and the ramp dredge-out.

Ms. Widenmyer said that she believed it was time to do this project and do it right. Mr. Tupper agreed that it makes sense to do both piers at the same time, but he stated that, in his opinion, the most critical issue facing the community is the situation with the dams (see Board minutes from June 3, 2024), and he does not know if any monies have been set aside for this item. Ms. Widenmyer responded that money for the dam repairs would come out of the regular reserves. Mr. Tupper reiterated the importance of locating prior reports on the dam situation and determining what maintenance measures need to be taken to protect the dams, as well as whether or not there has been deterioration of the dams and what steps need to be taken to ensure that the dams are stable.

Mrs. Bracker asked if there was a motion to accept Mr. Pierce's estimate. Ms. Widenmyer so moved and Ms. Cerar seconded the motion. The Board voted unanimously to accept the estimate. Mr. Barr will call Mr. Pierce tomorrow and let him know the project has been approved. Mr. Barr will get a time frame on when the project can begin. Each pier will need to be shut down for several days and the big dock will have to be done during the week, as it is too busy on weekends. Mr. Pierce will need 1/3 of the money up front, 1/3 after wreck-out, and 1/3 at completion of the project.

### **Discussion Items**

Mr. Barr asked when the last time was that anyone used the old crabbing pier at the bottom of Spring Valley Trail. Mrs. Bracker responded that about 5 years ago a sign up was put up stating that people should not go beyond a certain point due to the path being dangerous. Mr. Barr asked if that pier could be eliminated. Mrs. Bracker said she did not know, because it was on the original plans of Mallard Bay. Mr. Barr said he would take a look to see what could be preserved.

Mr. Barr reported that he will be fixing the pool gate next to the pool house; the fire pit will probably be done this week, by putting down a 6' gravel circle, put down a weed barrier and put down nice retaining wall stones and concrete adhesive. Repair of the swing set will be done upon Mr. Barr's return; the pipe and wood picnic tables will be sanded down and resealed and put back where they belong. Mr. Barr stated that the clubhouse

deck will need some attention next spring—sanded and marine-sealed before the pool reopens next spring. He also called VDOT to put Mallard Bay on the list to be repaved, which will take a year or two. Ms. Widenmyer noted that VDOT has been in Mallard Bay recently, mowing and removed the tree which had been knocked down on Pintail.

Ms. Widenmyer noted that every year at the annual homeowners' meeting, she asks people to look at the reserves and tell her of any items that have been missed. The fire pit has not been included in the reserves.

Mr. Barr is also looking at the electricity and water on the crab dock. He will chop up the old wooden picnic tables. Ms. Widenmyer said that she has seen Ms. Bromley's estimate on the metal tables and they are about \$1000/apiece. Mr. Barr said he will do further research on this.

Mr. Tupper asked about the ramp dredging work. Ms. Widenmyer stated that the pier reserve would be tapped for this. Income from the boat receipts is about \$3,500, of which only about \$1,000 is used each year.

Also discussed was placement of signs on the dams restricting passage to foot traffic and golf carts, and asking who owned the second paddleboat. No one seems to know.

The next regular meeting of the Mallard Bay Board of Directors will be Monday, July 1, 2024 at 6:30 p.m.

There were no other comments, Mrs. Bracker asked for a motion to adjourn, Ms. Cerar so moved, Ms. Widenmyer seconded, and the special meeting was adjourned at 7:08 p.m.

Submitted by:

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Lynne Cerar, Secretary