

**Mallard Bay Property Owners Association Minutes:
Meeting of Board of Directors
Tuesday, May 6, 2025**

*****Note:** Attachments to this report are available to all MBPOA property owners from the Secretary, MBPOA Board of Directors

*****Send your request by email to:** Jsm328@aol.com - Address subject line: **"MBPOA Minutes Attachment Request"**

*****email responses will be sent out following that month's posting of the board minutes on our website**

The meeting was called to order, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA President Scott Beers.

Opening Comments:

Mr. Beers opened the meeting by thanking everyone for coming and by confirming the quorum.

Board Members Present/Reports:

Scott Beers, President

- Dry Hydrants Testing - Jeanne W. reported that the Fire Department Captain has put us on the schedule to have the 2 dry hydrants tested
- Landscaping - Mr.. Beers looked at all the different areas and noticed additional landscaping needs i.e. weeding, leaves, tree trimming, etc. We currently have S.Jones, B.Hayes and G & C Landscaping doing different areas. Can we look into seeing if any of them can take on more or do a separate contract with another company to help in these areas? John B. and Ben P. will go around with Scott B. to make a list of areas/items that need work. They can then get a couple of bids to see what the cost might be.

Larry Tupper, Vice President

- Dam Liaison - We got notified that our applications were approved but they didn't specify which applications so Larry will check with them. We will need 2 separate inundation studies. A "regular" study for the upper dam and a "simplified" study is needed for the lower dam and can be done by the state. The regular study has to be done by an outside group. Larry has a list of people from the state.

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

- One more lot owner has paid. We have 4 lot owners outstanding. They have been sent warning letters on May 1st. Anything that is not paid by June 1st will have retroactive interest added from February. If not paid by July 1st a lien will be placed on it. Payments paid to Bay Cutters and to our Insurance company.

Susan Barr, Secretary

- Meeting minutes for March and April (including the attachment for April - responses should be submitted by July 31st)

Ben Packett, Board Member

- Community Boat Parking Rule Access: John B. and I spoke at length on this and feel that it would be a good idea to get the board of directors, along with the ARC, to work together and take into consideration the input of the community. We would like to let the community give a pulse/i.e. input on whether they would like the board and ARC to revisit the covenant issue regarding boats in driveways. We would like to send out an email and ask for responses in a very direct yes or no way. That will help us figure out whether the community wants to either leave things as is or whether they feel we should explore this issue any further. John B. volunteered, and Bill B. offered to help out, and will work on writing something up to email out to the community. It will be sent out through Susan Malloy and responses will go directly to the MallardBay email and will be forwarded to the board members.
- Watch for an email with the survey question and please respond so that we can have your input.

Board Members Absent:

Barbara Bromley, Board Member

Property Reports:

Clubhouse Manager - Debbie Evans > working with Paul on the pool. Amanda cleans and would like to remind everyone that their pet's waste needs to be picked up and disposed of in your home trash. Please do not use the pool and/or clubhouse trash cans for dog waste

Webmaster - Debbie Evans - no report

Property Manager - Brant Hayes > working with Paul on the pool

Dock Master - Allen Garland > 1 or 2 slips available

Property Owners Present:

Anthony Ruiz

Committee and Support Personnel Present/Reports:

Architectural Committee: Bill Schrier (not present) Mr. Bracker - no report at this time, slow month, Bill Schrier gave verbal approval for someone that needed to cut down 2 pine trees.

Landscape Committee member: Lynne Cerar is a member of the committee. When needed she calls for volunteers and has them but there are things that need to be done that are landscape related that involve more work than they are able to provide. Lynne trimmed the 3 large ornamental grasses that somehow got missed. Areas such as The Aqua water on Canvasback (quote from M&J), the pond on Canvasback, Eagle Lakeside on Canvasback. Lynne will continue to maintain the front entrance. Approval given for 2 new blue pots for \$67.99/each. She will look to change out some plants at the front gate with some hardier plants due to the wind.

Maintenance Committee: John Barr -

- Pond drains cleared
- Paddleboat fixed using JB Weld and a new plug
- Pressure washed both docks, the clubhouse deck and front side walk
- Sealed the main dock, most of the Crabbing Dock, $\frac{3}{4}$ of the Clubhouse deck
- (ordered another bucket of Marine Seal and will finish up this week)
 - Next up on the to do list: gravel around the basketball court on Pintail
 - Finish picnic table for crabbing dock
 - Kick panels for Clubhouse door panels: 8" metal brass/steel/aluminum
 - 4 of the 6" dock posts are cracked and need to be replaced - approximate Cost \$2000 all in for 8" replacement posts (George Pierce will be doing the Work-asap weather permitting)

Social Committee: Bill and Carol Bracker - The Sunset on the River Event was a Cabaret Night on Saturday, April 26th, at 5:30 pm. Paul Malloy and Scott McGuire performed. It was a fun and great time had by all! Especially during our kazoo playing! Our Memorial Day event will be sent out via an Evite! Be sure to check your email and rsvp!

Amenities Committee: Debby Tupper - will continue to work on the RV lot but does not have the time to do all the overseeing of the amenities. In part because she will be helping Larry with the dam project which is a big undertaking. Pool - we are hoping to find someone that is mechanically inclined and knows their way around pool systems. Someone we can call when we have a problem with the equipment, motor, etc for the pool. We will need volunteers to help out with the amenities. Postings may be made on the Website or through Emails. Please consider volunteering.

Discussion Items: Pool Vacuum - We are in need of a new vacuum for the pool. There are a couple that are on sale and our pool staffers will choose the one that will work best for our needs.

Open Comments:

Firewise Program - Committee volunteers will meet with Heather Rosser, the Eastern Seaboard Fire Specialist on May 15th at 10 am in the Clubhouse. Community information will be provided during June. Committee volunteers: Susan and John Barr, Barb Bromley, Mary McGuire, Lynne Cerar

The board gratefully accepted a donation by Anthony Ruiz! Mr. Ruiz donated a stained glass picture of a Mallard duck that was made by one of the previous homeowners. He offered to refinish the frame. We are hoping to hang it up soon for all to enjoy!

Carol Bracker asked to give a response to last month's attachment regarding boats in driveways. Carol spoke on behalf of herself and her husband, Bill. She covered many topics and gave itemized and lengthy responses for each issue that was presented. Carol prepared a packet to be attached to the minutes. In order to be sure to cover all that she spoke about properly, the 10 pages of information and responses will be available to all upon request. (**see the note at the top of these minutes to request a copy by email)

With no additional comments, Mr. Packett made a motion to adjourn, seconded by Mrs. Widenmyer, All were in favor.

Meeting adjourned at 8:23 pm.

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, June 3, 2025, at 6:30 pm.

Respectfully submitted by: _____
Susan Barr, Secretary

***Open Comments** are not necessarily the personal opinions of the MB board members and not reflective of the Mallard Bay Property Owners Association.