

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
Monday, December 2, 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:

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Larry Tupper, Vice President
Lynne Cerar, Secretary and Landscape Committee Chair
Susan Barr, Member at Large

Board Members absent:

Barbara Bromley, Member at Large

Committee and Support Personnel present:

Bill Bracker, Architectural Review Committee
Brant Hays, Property Manager
Bob Mitchell, Social Committee

Property Owners present:

Scott Beers, 2025 Board Member Elect
Ben Packett, 2025 Board Member Elect
Gail and Gary Bowman

Opening Comments

Mrs. Bracker opened the meeting by thanking everyone for coming, and confirming the quorum.

Reports

Secretary (Lynne Cerar)—Ms. Cerar had sent out to the Board via email the minutes of the November 4, 2024 Board meeting and received no requests for changes. Ms. Widenmyer moved to accept, Mrs. Barr seconded, and the minutes of that meeting were approved by a voice vote.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer reported that bills for 2025 membership dues have been sent out. She is still awaiting payment for 2024 dues from one person who owns two lots.

Clubhouse Manager and Webmaster (Debbie Evans was absent)--No items to report.

Property Manager (Brant Hays)—Mr. Hays and Wesley Roper have been cleaning up some dead trees and broken limbs on Mallard Bay community property. Mr. Hays and Ms. Widenmyer have been researching pool robots for the coming year.

Pool Technical Maintenance – The pool techs are off duty for the season.

Dockmaster (Allen Garland was absent).

Architectural Review Committee (Bill Schreier was absent)—Mr. Bracker reported that the ARC has approved removal of a number of dangerous trees, as well as a shed behind the home at Lot 84.

Landscaping Committee (Lynne Cerar) – Ms. Cerar will remove the dead plants from the Gate House and Clubhouse planters.

Social Committee (Bob Mitchell) –Mr. Mitchell said that this is his last meeting as Social Committee chair. Mr. and Mrs. Bracker have agreed to take over as chairs of the Committee. Mr. Mitchell thanked Bill and Sharon Schreier, Debbie Evans, Susan Malloy, and all those in the community who have helped with event cooking, set up and clean up. He also thanked the two Packett children who set up and decorated the Clubhouse Christmas tree so beautifully.

Amenities Committee (Debby Tupper) – Mrs. Tupper was absent, but submitted a report to Mrs. Bracker. Mrs. Tupper will put away the regular pickle ball net and will put the older, self-setup net in the box on the court. She will send an announcement to Ms. Evans when this is completed. VDOT took down the tree near the entrance of 283 Canvasback and has removed the tree parts.

Maintenance Committee (John Barr)—Mr. Barr was absent, but sent his report via Mrs. Barr. He had ordered one set of solar dock lights but sent them back because they were too flimsy. He will continue to work on that. He will reset the dehumidifier under the Clubhouse to a 12-hour cycle because the humidity has decreased. Mr. Barr will pull out of the water the ladder at the T of the main dock but will leave it there for emergencies. The water on the dock is still not working and will need to be fixed before power washing and sealing can be done on the new docks in the spring. He has several other projects that he will discuss at the January meeting.

Discussion/FYI Items

Eagle Lake Lower Dam:

Mr. Tupper reported that he has a meeting on Monday (December 9) with one of the contractors that Phil Marston recommended.

Aqua Virginia Water Pressure in Mallard Bay:

Mr. Bracker reported that he and Mr. Hunt had collaborated on an email and sent it to Aqua Virginia. Mr. Bracker received a phone call today that the email has been received by Aqua Virginia, who will research the issue and respond within 3 to 5 days regarding what, if anything, they plan to do. Mr. Bracker will ask Mr. Hunt to send a copy of that letter to the Board.

Ms. Widenmyer reported that Phil Buscher has installed the pressure regulators at the Clubhouse. He told Ms. Widenmyer that the Board may wish to discuss the piping underneath the Clubhouse, which is polybutylene. This material has been discontinued due to numerous problems and breakage. Most of it is installed in bulkheads, so it is unclear what access would be available.

Board Comments

Ms. Widenmyer received a bill from Allen Garland for \$125 for a sump pump. He and Mr. Barr agreed the community should have one, as there was a boat flood that needed to be addressed quickly, and Mr. Buscher needed to rent a sump pump when the Clubhouse basement flooded. Mr. Bracker said the community used to have several small electric sump pumps. No one knew where they were located. Ms. Widenmyer suggested that it would be a good idea to put on the website the location of the sump pump, leaf blower and other equipment that might be used in an emergency.

Open Comments

Mr. Mitchell thanked John Barr for climbing the ladder to help put up the parking lot lights and pool light.

Mrs. Bracker said that it has been a pleasure to serve on the Board and wishes the new Board good luck.

Ms. Cerar thanked the Board for their work. She will continue to help with landscaping and pool maintenance.

The next regular meeting of the Mallard Bay Board of Directors will be decided by the new Board, but is tentatively set for Monday, January 6, 2025 at 6:30pm. Mrs. Widenmyer moved that the meeting be adjourned, Mrs. Barr seconded, the motion was approved by voice vote, and the regular meeting was adjourned at 6:50 p.m.

Submitted by:

Lynne Cerar, Secretary