

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, May 05, 2026**

Board Members Present:

Scott Beers - President
Todd Dempsey – Vice-President
Karen Breslin – Secretary
Jeanne Widenmyer – Treasurer

Committee, Property and Committee Chair Personnel Present:

Bill Bracker – Representative for ARC; Social Committee
Carol Bracker – Social Committee
John Barr – Maintenance Committee Chair
Brant Hays – Property Manager

Residents and Other Committee Members Present:

Blaine Swank
Dana Wiles-Beers
Gary & Gail Bowman

OPENING COMMENTS:

- President Scott Beers confirmed quorum and called the meeting to order at 6:30.
- The April 2026 Board Minutes were unanimously approved on a Motion by Todd Dempsey, seconded by Jeanne Widenmyer.
- Karen Breslin inquired as to the responsibilities of the Dock Master. Jeanne Widenmyer responded that they included managing the slip reservations, notifications, hurricane removal advices, monitoring for and issuing notices of infractions. Mr. Dempsey then inquired whether it also included managing verifications of insurance and if so whether they included the MBPOA as an additional insured. It was determined that at this time no verification of insurance was provided only insuring information on the application for a slip.
- Todd Dempsey proposed a Motion that this year we request a current Certificate of Insurance with MBPOA listed as an Additional Insured and it become a requirement for 2027 for all marina slip applications. The Motion was seconded by Karen Breslin and unanimously approved by the Board.

Treasurer: Jeanne Widenmyer

- There are 5 outstanding accounts; 4 for the current year and 1 for 2 years of annual dues. She issued letters on May 4, 2026 reminding them of their overdue accounts including interest back to February. She also informed them that there will be a lien placed against their properties if the accounts are not up to date by July 01, 2026.
- All other payments/expenses were in the ordinary course of business and/or previously approved by the Board.

Clubhouse: Jeanne Widenmyer for Debbie Evans

- Nothing to report.

Web Manager: Jeanne Widenmyer for Debbie Evans

- Nothing to report.

Property Manager: Brant Hays

- Mr. Hays would like to extend his thanks to everyone who participated in the cleanup of the tables and chairs at the clubhouse and pool areas as well as thanks to everyone who participated in the uncovering of the pools for the upcoming season. Special thanks to Bob Mitchell for bringing his power washer which was a huge help.
- We are waiting until the overnight temperatures remain above 60 degrees to officially open the pool. In the interim he will post the Pool Closed signs up as the chemicals are not being monitored at this time.

- Mr. Hays reported that he is almost finished removing all the leaves from the Canvasback tennis court so repairs can proceed.

Dock Master: Allen Garland (not in attendance)

- Scott Beers will contact Mr. Garland to inform him of the insurance verification process as previously presented in the “Opening Comments” section of these Minutes.

ARC Committee: Bill Bracker

- The Jon boat as reported in April has since been removed from Mallard Bay Drive.

Landscape Committee: Lynne Cerar by Jeanne Widenmyer

- All pots have been planted and placed at the gatehouse and clubhouse accordingly.
- Lynne is currently getting and reviewing quotes for the trimming back of the azaleas.

Social Committee: Carol and Bill Bracker

- 16 people attended the “Mexican” themed night event and fun was had by all.
- The Memorial Day gathering will take place on Saturday, May 30th.
- Mr. Bracker reported that he had checked the grill to ascertain that it was operational for the season, which it is, but that the grill itself was filthy and the grease pan above capacity. He presented a recommendation that the grill be locked and a sign posted with contact information to obtain a key to use the community grill. He also offered that the social committee would provide disposable aluminum grease trays that would be available for replacement after use. The Board agreed to his suggestions and the grill has since had a lock put on it with the rest of the process to follow.
- Carol Bracker apologized to all regarding the “PS” that went out on a communications blast. That particular comment was meant for only one individual and inadvertently went out on the mass blast.

Amenities Committee: Debbie Tupper (via email)

- Most items in the RV lot have been tagged as to their status; Green-all in order, Yellow-pending additional information or lot number labelling, Red/White-to be removed. Down to 2 items – a catamaran and a jet ski. Follow up will continue and Scott Beers will be contacting one owner.
- RV Lot: for future discussion:
 - Do we ask for yearly forms which do not seem to be included in the covenants or rules?
 - Overall, the rules for the RV Lot could do with a review as many things are not listed; for example, there are not assigned spots as in the rules.
- The following sporting equipment has been purchased and receipts will be provided to the Treasurer;
 - Larger equipment storage box (\$55.45) for the tennis court.
 - New corn hole bags yet to be put out (\$21.89).
 - 4 new pickleball paddles and balls (\$52.64) yet to be put out at the clubhouse court.
- The Tupper's have some older but useable soccer balls that they are willing to donate.
- It would be nice to have a basketball also available for use.
- The older small storage box is at the Tupper's for a thorough cleaning and may be used for the corn hole bags.
- Continuing to research shuffleboard equipment; Todd agreed that there are enough decent discs but 2 of the “cues” are bent. The issue becomes that so far only complete sets (cues and discs \$89.99), sets of 4 cues or individual cues (\$17.95 + shipping) have been found online.
- Yet to research plastic tile tennis court cost.
- John Barr has worked on Flyway Lake Trail. Some trail markers have been refurbished but await install. Long term plan is to Blaze markings on trees so we won't have to worry about degrading signs.

Maintenance Committee: John Barr

- The new signs are on Flyway Trail and it has been cleaned up.
- Thanks to whomever cleaned up the fallen tree on Canvasback.
- Will get to the pond grills later.

- Spring Valley trail has been cleaned up.
- The pool heater table has been raised and he is getting bids on the needed retaining wall (\$5,500) and gravel (\$4,500) as well as tree work.
- Bushes have been trimmed around the basketball court.
- The deck and dock sealing materials will cost \$1,500 and the dock will be done during the summer and the decks in the fall.
- The stabilizers for the parking posts are \$15 and will be done 10 at a time.
- The dock ladder has been fixed, painted and installed.
- He has purchased a “crabbing table” at a cost of \$175 which was less than purchasing materials.
- The small pump for the ponds is still pending arrival and will be installed upon receipt by the contractor.
- Good news! The pump house erosion is not our responsibility but that of the state. Our repairs will only be about \$500.

Dam Committee: Larry Tupper by Director Dempsey

- The cost of the State required studies will be about \$50,000. MBPOA will be responsible for at least \$5,000, depending upon the level of State approved grants.
- The spill ways still need to be reviewed and the drain pipe repaired as well as determination of the seepage source.

GENERAL DISCUSSION:

- Jeanne Widenmyer provided that an estimate had been provided to fill in the cracks on the pickleball court of \$1,300 and the tennis court of \$2,138. Sealcoat estimate is \$4,500 for standard and she will follow up getting a quote for “green” sealcoating. Also, tbd is the cost for striping the tennis court. Through general discussion it was determined that this approach to fixing the tennis court would be preferred over plastic tennis court tiles which also have a drop off. Once the numbers all come in an email will be issued to the Board for approval to proceed.
- Scott Beers inquired as to whether there was a master key for the various doors. This led to further discussion about general security and will be discussed further at the next Board meeting.
- John Barr commented that his Cigar/Firepit nights have been successful and plans to have one every 6-8 weeks.

There being no further business, the general meeting was adjourned on Jeanne Widenmyer’s motion as seconded by Todd Dempsey and unanimously approved.

The Board then went into Executive Session to discuss possible Board expansion.

Submitted by

Karen Breslin, Secretary