

Minutes

MBCA General Membership Meeting

December 2, 2014 – 8:00 p.m.

Board Members Present:

Chris Isham, President
Jodi Roberts, Vice President
Mike Frye, Interim Treasurer
Linda Nahin, Secretary
Robert Ferrier
Don Wood

Residents Present: 7

The Manhattan Beach Civic Association General Membership Meeting was called to order at 8:02 p.m. by President , Chris Isham.

1. Introductions – President, Chris Isham, asked each Board member present to introduce themselves.
2. Message from the President – Chris Isham noted that the Woods Presbyterian Church has provided meeting space to MBCA free of charge and suggested that members of the congregation be generous in their donations. Chris reported that the Board agreed to add money to the 2015 budget to provide security in the community and that off-duty police will patrol the area two to three times per week in an attempt to deter crime; if successful, we may decrease to once per week. Chris further reported that phase two of the clubhouse project will include landscaping the grounds; the budget includes the cost of professional landscaping crews for maintenance going forward.
3. Secretary's Report – The Minutes from the General Membership Meeting held on September 2, 2014 were approved as written.
4. Treasurer's Report – Mike Frye, Interim Treasurer, reported that we have \$74,263 in the General Fund, \$118,159 in the Tax Benefit Fund, \$62,667 in the Building Fund a total of approximately \$255,000. Mike further reported that he had processed checks for \$26,000 for the clubhouse renovation and \$3,000 for permits for the Oak Grove and Dividing Road beaches. Mike presented a copy of the audit for review by any interested residents. Chris reminded the residents present that anyone could have access to the MBCA accounts in Quick Books.
5. Clubhouse – Karl Neidhardt reported on the renovation project: floors, kitchen and bathroom have been installed; the ceiling has been insulated and dry wall hung; leaks have been repaired; the final permitting is close; walkway to the new entry doorway has been installed. Karl further reported that \$62,000 of the budget remains; two-thirds has been expended. Phase three will include new roof shingles for 2016, if needed. He suggested that we may need to spend additional funds on shades, light fixtures, etc. He predicted completion at the end of December or January 2015.
6. Committees
 - a. Events – Nina McCarthy announced a home decorating contest for the holidays; a grand opening event for the renovated clubhouse; quarterly adults-only events. All 2015 events will be announced in the community newsletter and posted to the calendar on the MBCA website.
 - b. Communications – Jodi Roberts reported that a newsletter with the budget enclosed was mailed to all member of the community on _____. Jodi brought up the issue (for

- future consideration) of whether the newsletter should continue to be a mailed hard copy or should be sent by email.
- c. Environmental – Bob Ferrier reported that we still need a chair for this committee; he keeps in touch with the Magothy River Association; the proposed budget included money to install pet waste bags at all of the beaches.
 - d. Other committees: Grounds – no report – Gwen Murray is the chair, Augie Pasquale is the Board liaison; Legal – no report – Dave Maggio is the Board liaison; Real Property & Easements – no report – Linda Nahin is the Board liaison. A member suggested that non-owners be allowed to be committee chairs.
7. Beaches – Mike Frye reported on behalf of Chair, Augie Pasquale, that checks had been prepared for the fees and permits required for the Oak Grove and Dividing Road beach work; permission is required from the Magothy Marina to improve that pier (a dual permit is required); Augie and Chris will meet with the manager of Magothy Marina; MBCA may be able to negotiate with the marina due to the marina's violation of an agreement with MBCA regarding use of the parking lot and allowing Severn School to conduct sailing lessons; MBCA has a 99 year easement for the boat ramp area. A discussion followed concerning the amount of swamp property owned by MBCA.
8. New Business
- a. Budget vote - Chris asked the residents present for any questions
 - i. Darryl Fisher asked about the cost estimate for the beaches – MBCA estimate is \$20k more for the beaches/boat ramp
 - ii. Gwen Murray is planning to speak with the county about the condition of the sidewalks and possible repair; a discussion followed of responsibility for maintaining the sidewalks.
 - iii. Chris called for a vote – the proposed budget was passed with only one vote against (13 votes for vs. 1 vote against) – Note: some members voted for more than one tax account.
 - b. Manhattan Woods – Chris stated that he would like to explore the possibility of the county of the Nature Conservancy taking over the land. Karl Neidhardt suggested that MBCA may have joint responsibility with Manhattan Woods. Allison Fox suggested that we also consider the Biofilia Foundation.
 - c. Open Board Positions – The MBCA By-laws provide for up to 15 Board members. Currently 10 slots are filled. Chris asked for more volunteers; no volunteers came forward.
 - d. New Committees and Committee Chairs – Chris announced that we needed both Committee Chairs for several committees and volunteers to participate on all committees; no volunteers came forward.
 - e. Darryl Fisher suggested that we research the possibility of providing wi-fi to the community.
9. Old Business –
- a. Mandrin – Chris will attempt to get in touch with Wes Henderson, the attorney who has assisted on this issue in the past, to get this issue moving forward.
 - b. States Attorney – Chris reported that MBCA responded to the mediator's questions; we are now waiting for their response.
 - c. Magothy Marina – discussed previously in #7 above.
10. Open Discussion –
- a. Allison Fox asked if there were any recent home robberies in the community. Response was negative.

The meeting was adjourned at 9:28 p.m.

Respectfully submitted,
Linda L. Nahin, MBCA Secretary