

MONTPELIER COMMUNITY ASSOCIATION, INC.
Board of Trustees WebEx Call in Meeting Minutes
202-860-2110, PIN: 126 909 1700#, Attendee ID '#'
August 10, 2021

Trustees in Attendance: Felipe Arzayus, Sean Beaver, Bob Derrick, Lillian Fazio, Brad Gimbert, Jack Keating, Richard Mason, and Vermel Taylor

Trustees absent with cause: Cindy Merrow

Community Members Present: Lisa Smith and Michelle Gimbert

President Bob Derrick called the meeting to order at 7:00 pm. There was a quorum to conduct business.

Secretary's Report: Trustee Merrow – Absent

- The minutes of the July 13, 2021, Board meeting were reviewed. Trustee Fazio made a motion to accept the minutes as written, Trustee Beaver seconded the motion and it passed unanimously.

Treasurer's Report: Trustee Fazio - Chairperson

- Trustee Fazio prepared the monthly financial statements, which were distributed online and reviewed.
- \$22,587.50 has been placed in Reserve to satisfy covenants.
- MCA has received \$950 from the Swim Team for the Adopt-A-Swimmer program.
- Trustee Fazio had a virtual meeting last week with our accountant and he said everything looks good, although he did question the number of unpaid assessments. He was informed that our attorney has sent out several NOIs and demand letters. The report is available for viewing.
- As of this date, unpaid assessments from this year amounts to \$9,622.98. Four homeowners account for \$3,996.73, all of whom have been sent NOIs. The remaining fourteen owe \$5,626.25 from this year. These have been sent demand letters from our attorney.

Tennis Committee: Trustee Fazio, Chairperson

- There has been no resolution to the damage to tennis courts by the company doing the maintenance as of this date. Pressure will continue to get them to fix the damage caused by inexperienced pressure washing.

Security Committee: Trustee Mason, Chairperson

Crimes in the Community:

- There were two automobile break-ins since the last meeting. One was on Eastbourne Lane on 7/29/21 and the second was on Shadetree Lane about 10 minutes later. There are an increased number of auto and house break-ins in the South Laurel area. Police Captain Smith warns of increased purse thefts and car jackings at gas stations and grocery stores. Be sure to lock your purse in the car while loading groceries and pumping gas.
- Four teens climbed the pool fence at 3:50 am on Sunday, 8/1/21. A homeowner was in the area walking his dog around 5:30 am and told them to leave. The Board is developing guidelines for handing this type of situation. The police will come immediately if you call 911.
- Trustee Mason has acted, at the request of Montpelier residents, to improve security issues at Towne Center. The P.G. Police have been contacted along with the Abacus Security Company and the center owner, Carrollton Enterprises. Abacus Security has provided 30 days' notice to cancel their contract.

They are hiring personnel to patrol Towne Center. They plan to start 9/1/21.

Prince George County District VI Police:

- District VI Police are actively involved in protecting us with their increased patrol of Towne Center in South Laurel. Our next Citizens Advisory Council zoom meeting on 8/9/21 is totally committed to discussing our plan to correct the loitering and crime activities at Towne Center. The Police will put additional pressure on Carrollton Enterprises for more effective prevention
- Nancy Stakem headed up MCA participation in National Police Night Out on 8/3/21. Credit scams were presented by Sgt. Sheehan of the P.G. County Police. Details were presented on Montpelier Nextdoor. Main issues were to immediately notify the police of ID theft and the three Credit Bureaus. A few examples of scams are Publishers Clearing House, Pigeon Drop Scam, Grandparent's scam involving their grandchild, and employment scams. Please read the Nextdoor reports and then pull up Montpelier websites and read the official report.

Report from Council Member Tom Dernoga, P.G. County District 1:

- Councilman Dernoga's office was directly involved with National Police Night Out zoom meeting. They are involved with food banks and housing needs.

ACC Committee: Trustee Keating, Chairperson

- The committee met this past Thursday, Trustee Keating was unable to attend so Trustee Beaver chaired the meeting.
- A few items were closed.
- One concern was brought to our attention with religious practices and animals. This is being addressed with the County.
- There were a few requests for home improvements.
- The issue of an oversized shed on Montpelier Drive has been worked on and we believe it is now in compliance after the owners were told to remove it or bring it into compliance.
- The house at the entrance of the community on Montpelier Drive is being worked on by the new owner.

Communications Committee: Trustee Beaver, Chairperson

- The deadline for the next newsletter is the 15th of this month (August).

Governing Documents Committee: Trustee Beaver, Chairperson

- Trustee Beaver is collecting proposed updates to the Convents and By-Laws.

Facilities Committee: Trustees Gimbert, Chairperson

- The baseball infield has been weeded and looks great. We are waiting on invoices from M&J.
- There are no updates with the tennis courts. We should continue to pursue MidAtlantic, who caused the damage, and try and get them to resolve it.
- Trustee Gimbert will investigate additional lighting around the perimeter of the pool for security.
- Thanks to Trustee Gimbert and Trustee Derrick for repairing the slide at the pool.

Pool Committee: Mary Derrick, Chairperson – absent, Trustee Derrick gave report

- Morning and evening swim team practices have successfully ended, as has morning lap swim.
- Water aerobics is going well and will continue until Labor Day.
- The swim team banquet was held on July 24th.

- The County Executive has issued a new policy on indoor mask wearing. Masks are required in our bathrooms, guard shack and office.
- The manufacturer of the slide we ordered has changed the depth required for where the person sliding enters the water. Altering the configuration of the slide would make it quite a bit smaller. It is recommended that we table the slide for now and revisit it down the road.
- There is a plumbing leak in the wall between the office and men's bathroom. Trustee Keating has gotten a plumber to provide a quote to repair the leak and get 3 urinals. They said they could do this for \$7,400. The repair will include putting one urinal at an appropriate level for handicapped compliance. If approved the work will start after the pool closes. The wall would need to be removed from the bottom up to look for the problem. The quote doesn't cover the removing and building of the masonry, but this will not cost the community any extra money as it is being done as a donation from a Board member.
- Trustee Arzayus made a motion that we repair the leak and replace the urinals for \$7,400. Trustee Gimbert seconded the motion and it passed with Trustee Keating abstaining from the vote.
- Lighthouse has responded throughout the summer for repairs as needed. When the slide was fixed, they came out the same day and inspected it.
- Six blue tables have been ordered and, due to COVID impacts on availability of raw materials, won't arrive until September of this year.
- The pool is scheduled to close on September 12th. If we extend for another week, it will cost \$2,400 for guards and \$600 for gate attendants. We are in a lull, as usual, this August. The Pool Chairperson recommends against staying open for an additional week due to low attendance. Trustee Beaver made a motion against staying open for an additional week this season. Trustee Fazio seconded the motion and it passed unanimously.

Social Committee: Lisa Smith, Chairperson

- Thanks to Trustees Gimbert and Derrick along with Mary Derrick for the successful Flick n Float "The Dolphin Tale". Mary had rafts for sale, Trustee Derrick filled them with air and Trustee Gimbert ran the movie. It was well attended. Adults enjoyed the movie and kids seemed to be most happy about just hanging out in the pool with the lights on. Maybe next time a movie that appeals more to the adults, but appropriate for the kids could be selected.
- Thrifty Teachers are coming out to host a learn-to-paint night. It will last for two hours and be no cost to members and their families. The Social budget is paying the \$150 vendor fee. It will be on Wednesday, 8/25 from 5:30-7:30pm at the pool. Once deconflicted with anything else going on at the pool food pavilion, it will be advertised at the pool and online.
- Monday, 9/6 – Labor Day Picnic – we will do the same thing we did for July 4th. We will give out hotdogs, chips, and sodas. Trustee Taylor has agreed to help.
- Happy hour at the pool will be on Saturday, 9/11 from 5:30-8:30pm. All ages are invited, Adults can bring adult beverages in plastic containers, and someone will check id's when entering. The plan now is to have a food truck in the parking lot.

Swim Team Committee: Marie Gatti, Chairperson - absent, Trustee Derrick gave report

- The Swim Team is continuing their coffee fundraiser. Trustee Gimbert made a motion to allow the swim team to advertise in the Montpelier Today Newsletter with a ½ page ad at the community's expense. Trustee Arzayus seconded the motion and it passed unanimously.

Traffic Committee: Trustee Arzayus, Chairperson - absent, Trustee Derrick gave report

- The Project Manager for the Montpelier Drive Project said all sidewalk work, median, storm drains, driveways, etc. has been completed. WSSC completed their work a month or so ago and is now needing

to repair leaking lines. Work will resume in the next two weeks – roadway repair, patching and waterproofing to increase the longevity of the road. The milling of the road, and repaving will follow. The trees won't be planted until we have cooler weather. Everything should be completed within the next 6-8 weeks except the trees.

- We will be getting five truckloads of millings; Trustee Derrick will provide a map as to where the millings should be placed in the pool parking lot for use around the MCA Nature Trail. Trustee Keating find a suitable contractor to spread the millings around the trail.
- The streetlights are completed, and the roads are being prepared for milling.
- The Project Manager has been invited to the 9/14/21 meeting.
- Once the Trees are planted in the center islands, M&J will assess to determine additional costs for maintaining the islands and will include this work in next year's contract.
- Please be mindful of work being done on Montpelier Drive and slow down.

Welcoming Committee: Vermel Taylor, Chairperson

- Nothing new to report as attempts have been made to welcome all known newcomers. Looking for the next list of newly arrived homeowners. Administrative Assistant, Michelle Gimbert provides automatically when she gets the new information. Trustee Derrick thanked Trustee Taylor for being the initial face of the Community and all her efforts.

Old Business

- All Trustee Nomination forms are in.
- The Annual Meeting will be on Sunday, September 26th at 2 pm. It will be online since the COVID status has the potential to make face to face meeting difficult. A 'hybrid' meeting, holding both in person at the pool and online is possible depending on COVID and the weather. Neighborhood signs would have to announce and changes otherwise it will be online only like last year.

The next board meeting will be held on Tuesday, September 14, 2021, at 7:00 PM online. Trustee Keating made a motion to adjourn at 8:21PM and it was seconded by Trustee Mason. The motion passed unanimously.