

PINEY ORCHARD COMMUNITY ASSOCIATION
Annual Meeting Minutes
April 8, 2014

The Annual meeting of the Piney Orchard Community Association (POCA) was held on Tuesday, April 8, 2014, at the Piney Orchard Community Center, 2400 Stream Valley Drive at 7:00 p.m. The meeting was called to order at 7:04 p.m.

Board Members present were Jeff Andrade, President; Susan Swank, Vice President; Kelly Bowlus, Secretary; Annemarie Gibboney, Treasurer; Steven Randol and Jen Beers.

BK Walbrunn, Vicki Eaton, Mahogani Gordon and Mark Wilson from Community Management Corporation (CMC) represented management.

Establish Proof of Quorum and Mailing Notice

Quorum was established: 291 Class A Members and 725 Class B Members were represented either in person or by proxy.

Proof of Notice of Meeting – The Association directed CMC to mail two notices to our members. The first Notice of Annual Meeting and Call for Candidates was mailed February 3, 2014 and the Final Notice of Annual Meeting was mailed on March 7, 2014.

Approval of Minutes

The 2013 annual meeting minutes were distributed to those members present at the meeting. **Approved as distributed.**

Appointment of Inspectors of Ballots

President Andrade called for volunteers to inspect the ballots and no one volunteered. Therefore, the counters were the only inspectors.

2014 Election

Mr. Andrade asked for nominations from the floor. There were no floor nominations to be added to the ballot. The four candidates (Jeffrey Andrade, Tenley Jablinske, Steven Randol and Susan Swank) gave presentations to the attendees and the attendees submitted their vote(s) for counting. Annual Meetings Services, a private counting service, was on site to count the votes and provide election results.

Business Partners Introduced

Mr. Andrade introduced the three major business partners – CMC, our management company, Brickman Landing and Community Pools. Representatives from all companies were present.

Reports of Officers:

President’s Report: Mr. Andrade provided his report which included an overview of the last year. Key points were:

- Stewardship of Our Amenities
- Maintaining a Solid Financial Foundation and Ensuring “Best Value”
- Continuing to Improve Association Governance
- Fostering a Strong Sense of Community
- Working with Local Government.

Mr. Andrade updated the community on the completion of the repairs to the Community Center (HVAC and roof replacement); Replacement of over 100 trees; Renovations to the “Multi-purpose” Room. He stated that renovations have begun to the Community Lake and the implementation of the Goose Mitigation Plan. He further stated that the major renovations are to take place this year in the Community Center. An update was given on current legislative items and suggested that the community needs to express its views on a few more issues.

Treasurer’s Report: Ms. Gibboney reported the following balances as of December 31, 2013:

Total Case Net of Prepaid and Current Liabilities	\$ 278,246.00
Rainy Day Contingency Fund	\$ 322,770.00
Replacement Reserves	\$ 2,041,562.00
Total Account/Receivables (net of the allowance for Doubtful Accounts)	\$ 84,779.00

Committee Reports:

Activities Committee: Ms. Swank provided an overview of the events that occurred in 2013. She further stated that the 5th Annual Street Festival is scheduled for May, 17, 2014, and there will be over 100 vendors. In addition to the festival, the yard sales continues to be very successful.

Safety Committee: Mr. Randol provided a brief overview of the Safety Committee. He stated that there are several new volunteers and they are hoping to obtain a traffic survey done by Anne Arundel County; he stated that he conducted a written survey of the Board Members to determine areas of interest and will be working with the Street Festival doing traffic control. A written report by the Committee Chair is attached.

Recreational Facilities Committee: Mr. Andrade informed the members that Dr. Mary Simon has taken over the committee. He stated that the machines in the Fitness Center are being maintained consistently and that the Fitness Center is very well used.

Questions/Concerns: None

Old Business: None

New Business:

Nominating Committee – Ms. Bowlus moved that in accordance with Article V, Section 1 of the Association’s by-laws, Jessica O’Kane be appointed to serve as Chair of the Nominating Committee for the new Board year from tomorrow (April 9, 2014) through the Annual Meeting of POCA in 2015 and that the following residents be approved as committee members: Susan Swank, Annemarie Gibboney, Jen St. Clair, and Susanne Boisseau. There being no objections, the meeting approved the 2015 Nominating Committee Members.

Election Results

The Secretary read the results. The following people were elected to a three year term:

Susan Swank, Steven Randol and Tenley Jablinske

ADJOURNMENT

There being no further business, and no objections to adjourning, the meeting was adjourned at 7:45p.m.

Respectfully Submitted,

Kelly A. Bowlus, Secretary

Written Submitted Notes of the Safety Committee Shown Below:

Safety Committee Update for April 8 Annual Meeting

- Steve Randol is now chairman of the committee since February
- There are several new members to the committee
 - Salvatore Cardile
 - Mike Centrella
 - Jim Lears
 - Bill Lovejoy
 - Steve Kerpelman (nomination pending)
- There was an article in the Capital Gazette about the committee, relating some concerns but also noting that our community already has multiple actions on going to help prevent crime, and improve traffic safety.
- The committee is proposing to the Board that the POCA website be enhanced with a form for residents to submit safety concerns. That proposal will be made at the regular April Board meeting
- We have conducted a survey of the Board to help determine issues and priorities for the committee. The issues of traffic safety, crime prevention, and safety at POCA facilities are emerging as higher priorities.
- Committee members are working on a request to AA county (from the Board when approved) to conduct a Piney Orchard Traffic Survey to address several issues, mostly related to speeding
- Committee members are working on a process to conduct a survey of lighting, to help determine where inadequate lighting may be leading toward poor safety and crime prevention
- The committee will be assisting the Activity Committee with safety at the Street Festival
- Other emerging issues will include updating the striping on some roads, especially Casurina Way.