

MINUTES
CSCIA BOARD OF GOVERNORS MONTHLY MEETING
FEBRUARY 12, 2018

President Breeden called the meeting to order in the Cox Meeting Room of the Clubhouse at 7:32 P.M. He thanked all for coming and mentioned the busy month, including a special meeting of the Board on January 24 to approve a resolution to submit a final letter of agreement with Greenvest to the county. He welcomed guests Bob Bishop, Connie Reider, and Becky Benner, and noted there would be a closed session after the meeting.

January 8, 2018 Monthly BOG meeting minutes: Governor Szczytko moved that the minutes be accepted. The motion was seconded by Governor Macindoe and was approved with 3 abstentions.

January 24, 2018 Special Meeting of the BOG: Governor Breeden read the minutes of that meeting into the record. Governor Fairchild moved that the minutes be accepted. The motion was seconded by Governor Lamb. There were corrections made to those minutes regarding typos and grammar. The motion was amended and seconded to approve the minutes with the changes, and that motion was approved unanimously.

December 31, 2017 Final Profit and Loss Statement: Governor Fairchild moved that this P&L statement be approved. The motion was seconded by Governor Lamb. There was mention that we are running in the black and maintaining strong balances halfway through the fiscal year, and discussion of dealing with overages and transferring funds from accounts. After the discussion the motion was approved unanimously.

COMMITTEE REPORTS

Events: Governor Fairchild and Governor Schmidt met to discuss this year's events. They are exploring a community picnic, partnering with the fire department on Touch a Truck, a community yard sale, a holiday children's concert, and summer movie nights. They are looking for more ideas and community involvement. Planning for the July 4th celebration has also begun.

Membership: Governor Fairchild and Governor Schmidt are looking to compile a list of volunteer opportunities that could be posted on our website and social media sites to get more people involved in projects, whether long-term or on an as needed basis.

Technology: Governor Szczytko said he has done a lot of work on the Piers database and it works much better, with improved email and billing capabilities. He added the new Caper to the website and social media sites, and ran website updates. He is working on MY.CSCIA.ORG.

Beaches and Parks: Governor Macindoe had nothing new to report.

Budget: Committee Chair Buchet said the committee is looking at several dates in late February for a kick-off meeting. It was noted the governors Breeden and Zadera represent the Board on the Budget Committee. The committee plans to meet once a month, with a bigger crunch coming in the fall. The committee is still looking for a third member.

Covenants: Governor Roche said there has been only one complaint logged in so far this year. He is working on compiling a list of the most frequent complaints. Right now he is trying to resolve about 20 complaints.

Buildings: Governor Zadera said there are no variance requests at this time; two applications are under review and five have been submitted to date

Clubhouse: Governor Lamb said the kitchen renovations are complete and look great. She will be signing a contract for replacing the ceiling tiles and lights in the main room, and is installing blinds in the kitchen and upgrading those in the office and Cox meeting room. She is working with Administrator Coble to develop a new rental contract and checklist.

Caper: Governor Lamb said submittals are timelier. She is planning on including previous Strawberry Festival material in issues for the 60th anniversary.

Signboard: Governor Lamb will be meeting with Apple Signs later this week to discuss the signboard and entrance sign.

Easter Egg Hunt: Governor Lamb said details are this month's Caper. The hunt is scheduled for March 24 at 11 A.M. on the Main Beach. Tickets will be available at Whimsicality beginning Monday, February 19.

Strawberry Festival: Governor Lamb said planning is in full swing.

Piers: Governor Breeden said the new Piers Administrator, Jenn Williams, is helping, as are Governor Szczytko's upgrades. Contracts were sent by February 1. There will 15 to 20 slips to offer this year, with more possibly opening up. Work on both the Lake Claire and Little Magothy boating piers will begin shortly with plans to finish before the start of fishing season. Little Magothy pier will be totally replaced. We found that we are now required to replace the standpipe, which will cost \$10,000 to the cost. Deep Creek boating pier will be replaced and raised from the gate to the rise, about 175 feet. We have to replace the standpipe there, at a cost of \$10,000 to \$13,000. The total cost, including standpipes, for both projects is about \$110,000 to \$115,000. The Piers Committee will begin meeting the first Tuesday in March and monthly thereafter.

Beaches and Parks: Governor Breeden said that there will be another bamboo clearing at Lake Claire on March 18, in conjunction with Youth Sailing, the CCC, and CSCIA. He noted that the new drainage area in place there worked quite well during the recent heavy rains. There was some discussion regarding replanting the area with native plants, and the boundary between Lake Claire and Fairwinds Marina, which may require a new survey. He also mentioned that the Girl Scouts are interested in replanting trees, which the county requires, in the recently cleared Main Beach area. He added that the muddy area between the grass section of the bulkhead and the wooden walkway at Deep Creek is being dealt with by extending the walkway over it. The work is being done by Burt Walsh for \$7,000. We are gathering options for new playground equipment at the Main Beach and will put the ideas out for public review.

Security: Governor Breeden said it's been quiet. Some of our security cameras are being repaired.

Towing: Governor Breeden mentioned changes the county has made regarding towing which will cost us about \$1500 for 23 new signs, and potentially make it more difficult to have vehicles towed. We now

need a sign for every 7500 square feet of parking, as well as signs at all exits as well as entrances. Towing is now limited to 10 miles, which leaves us with one company able to tow from our lots.

Roads: Governor Roche said nothing has come of a proposed Blue Ridge/Chestnut study group. It was noted that with regards to county No Parking signs, towing or ticketing is at the discretion of the police.

BCC: Governor Breeden said the BCC will be meeting here in April with County Executive Schuh as the guest. There was mention of maybe inviting him to our July quarterly meeting and holding a candidates' night at our October meeting.

OLD BUSINESS

Governor Breeden had no updates on the Severn River bridge work other than to say it is going ahead of schedule. There will be a meeting about it on Wednesday.

There was some discussion of up zoning and the GDP that was mentioned in the Capital recently.

Governor Breeden said the contract for a town manager search has been signed and the process is beginning.

Governor Breeden said our attorneys and Geenvest's attorneys have begun working together. He added that he is working with Biohabitats to submit two large grant requests before upcoming March 2 and March 30 deadlines. The March 2 deadline is for a grant of \$100,000 for Little Magothy Beach and the March 30 grant is for \$1.7 million for the Main Beach and Lake Claire.

NEW BUSINESS

There was no new business.

COMMENTS

In response to some questions from Connie Reider, there was some discussion regarding erosion and replanting once phragmites are removed near the Little Magothy channel. Governor Breeden pointed out that planting native plants, including mature as well as young plants, and raising the ground, will prevent erosion much better than phragmites. He said there will be community meetings along the entire process.

In response to a question from Budget Committee Chair Buchet, there was some discussion of where we stand with loan offers from lenders and financing options and requirements. Governor Breeden said we offers from BB&T for both 10 year and 15 year options.

Becky Benner noted that the Clubhouse kitchen renovations received high praise from residents of other communities at the recent Baywise Gardening event. She added that this is the 43rd year of the Garden Club and they will be having a dinner for members on March 6. She mentioned Goshen Farms' upcoming Java and Jazz/Tea and Tunes event at the Clubhouse on March 11, and the spring Open House on Saturday, April 21. Students will be making reef balls on Friday before the Open House and "hatching" them on Saturday.

ADJOURNMENT

Governor Lamb moved that the meeting be adjourned to a closed session. The motion was seconded by Governor Fairchild and was approved unanimously. The February 12, 2017 meeting of the Board of Governors was adjourned to a closed session at 9:11 P.M.

CLOSED SESSION

A closed session was convened at 9:13 P.M. and adjourned at 9:49 P.M.

MEMBERS PRESENT

Governors Breeden, Fairchild, Lamb, Layman, Macindoe, Roche, Schmidt, Szczytko, and Zadera were present, as were Budget Committee Chair Buchet and Administrator Coble. Budget Committee member Toy was absent.