

MINUTES
CSCIA BOARD OF GOVERNORS MONTHLY MEETING
JULY 8, 2019

President Szczytko called the meeting to order in the Cox Meeting Room of the Club house at 7:34 P.M. He thanked Governors Fairchild and Schmidt and the rest of the volunteers for organizing the July 4 parade and activities. He reminded all to get their budget requests to the Budget Committee by Thursday.

Guests were Becky Benner and Brad Knopf.

June 10, 2019 Monthly BOG meeting minutes: Governor Lamb moved that the minutes be accepted. The motion was seconded by Governor Breeden. After some discussion one correction was made. A motion to accept the minutes as corrected was made by Governor Zadera and seconded by Governor Breeden. The motion then passed unanimously.

May 31, 2019 Final Profit and Loss Statement: Governor Breeden moved that these P&Ls be approved. The motion was seconded by Governor Roche and passed unanimously.

COMMITTEE REPORTS

Town Manager: Town Manager Anderson reported on the following:

Beaches and Parks: He talked with Larry Goldberg about the gate opening between Fairwinds and Lake Claire and complaints of people coming through. He thought we might need a temporary fence. There are Vegetation Management Plans still being worked on. There are still some holes in the beach attendant schedule. We need to have some trees cut, and he mentioned Harry Sawyer's recent accident. Mosquito spraying updates are on the website. We are having issues with plastic bags and plastic film being thrown into the recycling cans. We have posted signs by all the cans to remind people these items are no longer accepted. There have been some issues with our dumpster pick-up and billing. The gate at the Main Beach has been repaired after being rammed. The 4th of July was a success. Another person is interested in doing yoga on the beach, and charging people.

Clubhouse: The fire extinguishers have been inspected, as well as those at the piers. Bathroom renovation is awaiting final inspection and we have a diaper changing station ready to put up.

Piers: The June 20 pumpout day went well and we will try to schedule one every month or every other month. There was a Piers meeting July 2 and another is coming up in August.

Covenants: There are the standard issues of parking, yards, potholes, and drainage. He will have statistics for the Quarterly Meeting. He mentioned an issue with a garage apartment at 1312 Breezeway that the county is dealing with.

Roads: He has received a complaint about the intersection of Chestnut Tree and Green Holly.

Security: He mentioned the rocks being thrown through people's windows and the June 8 vandalism at the Main Beach.

Office and Administration: He noted the upcoming budget meeting on July 11. He said the fidelity bond is all cleared up.

Treasurer: Governor Zadera mentioned the July 11 budget meeting at committee member Moore's house at 7 P.M. We received the final \$6,190 in SCBD money from the county. Governor Breeden and Administrative Assistant Coble are working on gathering documents for our loan application for the beach project. Severn Savings Bank seems to have the best grasp of what we need. We are looking at a loan of \$650,000 for 10 or 15 years. The workman's comp audit is done and we have a small bill for that.

Buildings: Governor Roche said there are 36 building permits so far. He said lots of applications are not being filled out properly, causing delays. He had some concern about recent for sale signs on vacant lots on River Bay and the size of the lots. He noted that a new house going up on Cape St. Claire Road will have 17 foot setbacks on the sides.

Community Clean-up: Governor Lamb reminded all it is July 26 and 27 and she is looking for help.

Caper: Governor Lamb said ad renewals have been sent out and are slowly coming in.

Clubhouse: Governor Lamb met with Bill Bryant over the failed bathroom inspection due to grab bar issues, which will be resolved. The bathroom cannot be designated as handicapped until that is done.

Budget Committee: Chairman Buchet reminded all of the July 11 committee meeting.

Covenants: Governor Layman said things have been quiet.

Beaches and Parks: Governor Breeden thanked the beach attendants for their help with July 4 parking. He said over 1,000 people were at the Main Beach, while Lake Claire crowds were very light. He was in constant contact with the Gibson Island police chief about their fireworks timing.

Piers: Governor Breeden said all contracts have been offered out, and 10% of the slipholders still have not put their boats in, yet. Letters will be going out informing them that boats have to be in slips or contracts will not be offered next year. There were some storm issues with a few boats.

Security: Governor Breeden said there was an incident at the Main Beach regarding teenagers and foul language and bad behavior. He urged all to be respectful.

Broadneck Council of Communities: Governor Breeden said the BCC has been busy dealing with lots of bills dealing with workforce housing, low income housing, building limits and the GDP. There will be a meeting here at the end of the month.

Membership: Governor Szczytko said the July 23 Quarterly Meeting will feature updates about mosquito spraying, some words from constituent services, and the vote on bylaw changes.

Technology and Communications: Governor Szczytko said the new CSCIA logo is on the website, and he has been making the usual updates.

BEACH RESTORATION PROJECT LOAN DISCUSSION

Governor Breeden noted that we have \$298,000 in CBT money with some conditions, and \$25,000 in state funds with no conditions. We need another \$650,000. We have one firm offer of a loan from

Severn Bank and are waiting for an offer from BB&T. Governor Breeden presented a chart showing principal and interest payments for both a 10 year and a 15 year loan offered by Severn Bank.

Severn Bank has offered a 10 year loan at 4.75% and a 15 year loan at 5.25%. Governor Breeden thought that BB&T would likely offer a 10 year loan at 4.4%. There was discussion about the terms of the offers, the possible lengths of the loans and the interest rates and payments. It was noted that while a 15 year loan would result in more interest paid, it might give us a little more flexibility. Taking a loan from Severn Bank would require us to open an account with them. All our current banking is done with BB&T. We need to decide by August what we are doing, as this has to go before the County Council for approval. Loan payments would go directly to the bank from the county, out of the SCBD money we get from the county. There was also discussion of the possibility of having to raise fees and/or the cap, and also possibly holding some kind of fund-raising effort. Also mentioned was the fact that we still have the \$41,000 a year that was approved by the membership.

We are only talking about site 1 (Main Beach) at this point. Site 2 (Lake Claire) would require additional funds. We need to keep looking for additional grants to deal with that and the other sites. With the permit process winding down, it's possible that the Main Beach work could be done over the winter in time for Strawberry Festival. CBT will be handling all the contract and financing aspects of the project. There will be ongoing maintenance requirements that could cost us \$10,000 to \$15,000 a year. Governor Szczytko again stressed the need to decide on a loan by August, and Governor Breeden said we need to get a vote of confidence from the membership at the July Quarterly Meeting.

Guests Brad Knopf and Becky Benner voiced their opinion that the project needed to move forward in the interest of keeping all our property values up.

OLD BUSINESS

Governor Lamb is putting a deposit down on construction of a new entrance sign, which will be brick like the current one.

NEW BUSINESS

Governor Lamb wants to see if Goshen Farm, the CCC, and the Garden Club want to set up tables at Halloween Happenings to promote themselves and offer activities for the children. The event is scheduled for October 26.

COMMENTS

Becky Benner said the second Goshen Farm concert is scheduled for July 12, beginning at 6:30 P.M. The Garden Club continues working on the traffic islands, as well as plantings at the library, and thanked the CSCIA for the use of its traffic cones. The Garden Club resumes regular monthly meetings on September 3.

Brad Knopf said the CCC native plant sale will be September 21 and the Harvest Bash is scheduled for November 1. The oyster nursery is up and running with lots of volunteers, and there are lots of cages under our piers. You can let Brad know if you're interested in putting any oyster cages by your slip. Governor Breeden thanked him for his years of service on this project.

ADJOURNMENT

Governor Breeden moved that the meeting be adjourned. The motion was seconded by Governor Layman and the July 8, 2019 monthly Board of Governors meeting was adjourned at 8:42 P.M.

MEMBERS PRESENT

Governors Breeden, Lamb, Layman, Roche, Szczytko, and Zadera were present, as was Town Manager Anderson and Budget Committee Chair Buchet. Governors Fairchild, Macindoe, and Schmidt were absent.