

**CSCIA BOARD OF GOVERNORS  
MONTHLY MEETING MINUTES | AUGUST 13, 2018**

President Breeden called the meeting to order in the Cox Meeting Room of the Clubhouse at 7:30 P.M. He thanked all for coming and noted that beach attendance was good last month even with all the rain. He said the storms and dam release washed up lots of debris on our beaches and thanked our maintenance crew, Youth Sailing, members of the community for helping clean it all up, as well as our Town Manager for coordinating the efforts. It cost us \$2,000 to \$3,000 for paid help with dumpsters and cleanup towards the inlet. He mentioned he will be out of town for 3 weeks beginning late August.

Guests were Becky Benner and Kim Maller. Ms Maller was here to discuss an application for a building variance at 1089 Poplar Tree, which she and the Board went over. A rear deck she is building impinges very slightly – about 1 square foot of a corner of the deck - into the side setback because of the odd shape of her lot. The deck is replacing an older one that does not meet current codes. Governor Roche said he thought the variance had merit to be granted and told Ms Maller that a decision would be made in Closed Session and the Board would notify her of its decision.

**July 9, 2018 Monthly BOG meeting minutes:** Governor Fairchild moved that the minutes be accepted. The motion was seconded by Governor Szczytko. There were three corrections made, involving the correct name of the BLOA, the upcoming bathroom work, and a correction to a comment in New Business, after which the minutes were approved unanimously.

**June 30, 2018 Final Profit and Loss Statement:** Governor Szczytko moved that this P&L statement be approved. The motion was seconded by Governor Fairchild. There was some discussion of the source of funds for the Town Manager’s laptop and Verizon service, as well as recent Piers expenditures, overages in the Beach Attendants’ line item, and having future discussion regarding wages and paid leave in light of recent changes to the law. The P&L was then approved unanimously.

**COMMITTEE REPORTS**

**Clubhouse:** Governor Lamb is working with the contractor regarding dates to begin the bathroom renovations, which will most likely be late October. She will most likely apply for the permits within the next 30 days

**Caper:** Governor Lamb is working on the September issue and trying to balance advertisements with articles.

**Signboard:** Governor Lamb said the permit for the signboard was issued last week and the contractor will begin construction next week. She will meet with the contractor prior to pouring the footings to ensure proper placement and invites the Town Manager or any Board member to join her. The old sign board will stay up until the new one is installed.

**Community Clean-up:** Governor Lamb said it is scheduled for September 7 and 8. She thanked the Events Committee for their efforts in securing volunteers and the Town Manager for the Facebook page. Times will be posted on the Facebook page.

**Halloween Happenings:** Governor Lamb said trick or treating will be at the shopping center on October 25 from 5:30 to 6:30 P.M., and Halloween Happenings will be Saturday, October 27 starting at 10 A.M. Details will be in the September and October Caper issues.

**Technology:** Governor Szczytko updated the CSCIA site and the Caper.

**Town Manager:** Ryan Anderson thanked Youth Sailing and the Cape crew for the beach clean-up efforts. He noted the permits for the new playgrounds are in, with building slated to start in mid October. We are still waiting for lights and a gate at Little Magothy pier.

**Events:** Governor Fairchild is working on a sign up for Board member help with the Community Clean-up.

**Beaches and Parks:** Governor Macindoe noted that Youth Sailing is done. He mentioned that Scott Powers did a great job organizing the beach attendant schedule.

**Budget:** Committee chair Buchet said there is a meeting tomorrow night at the Moore's.

**Covenants:** Governor Layman said there are 3 outstanding issues.

**Building:** Governor Roche said there have been 37 applications this year, including 3 under review and 1 variance request.

**Treasurer:** Governor Zadera noted that we have received the BLOA share of our property taxes and is waiting for the Office of Finance summary sheet so we can submit our financial files to the auditor.

**Broadneck Council of Communities:** Governor Breeden said there have been discussions with the county about the General Development plan and storm water management issues, including failures of management plans. They continue to deal with various state and county agencies regarding Bay Bridge traffic and Sandy Point closings. They are also working with Queen Anne's county as they suffer from the same problems westbound and are working to change the law that allows eastern shore counties to veto any new bridge crossings other than here. Residents can post opinions and comments at <http://www.baycrossingstudy.com>. Candidates' nights are scheduled at the Clubhouse on October 4 and 18.

**Business Lot Owners Association:** Governor Breeden said their petition for an SCBD has been filed and they are working on engineering plans to repair pipe and hook up to county water.

**Piers:** Governor Breeden said Jen Williams has been a great help in dealing with piers business. We are still waiting on lights at Little Magothy and gates there and at Lake Claire. The piers survived the recent rains and debris. There are still a handful of slips available.

**Security:** Governor Breeden said it's been relatively quiet and he stressed locking homes and vehicles and calling 911 if necessary. There have been a lot of break-ins in Arnold and they are working their way here.

**Personnel:** Governor Breeden noted that Ryan Anderson’s probationary period is over and he is doing a great job as Town Manager. He thanked Administrator Coble for helping to get him up and running.

**Events:** Governor Fairchild noted that Beach Yoga is now an officially recognized Cape organization. They meet Wednesday nights. Members will be signing liability waivers.

**OLD BUSINESS**

Governor Szczytko discussed setting up my.cscia.org and the issues involved in our setting up something from scratch versus purchasing a ready-made program that would meet most or all our needs. He said there are a lot of software products available that might work into the future without relying on someone new moving into a position on the Board and not having the knowledge to maintain and update a home-built system. He said such a system might cost about \$500 a month to serve 5,000 people, and maybe a little more to serve all of our residents. There were some questions about the economics of scale and whether the system might be available to Cape groups to offset the costs. It was noted that prior Boards were not willing to spend money on such a system so we are working with what we have, which does not allow residents to make any payments online. Governor Szczytko will look further into the options.

Ms. Maller said she was new to the Cape and asked how to keep up on things. She was told about the various Facebook sites including our own official pages.

Mike Buchet noted that the tree on the corner of his lot on Highview has been cut down.

Governor Breeden said that permits for our beach work in areas 1 and 2 (Main Beach and Lake Claire) have been sent in. Letters will be sent to all owners of land that abuts those properties and they will have a period to comment. The permitting process could take 9 months. He also said he wants to meet with Biohabitats, Greenvest, and the Alliance for the Chesapeake Bay to work on grant writing, and added that the county still has not officially awarded any money.

Governor Breeden said we are probably 2 years away from getting county water to the shopping center.

**NEW BUSINESS**

Governor Breeden said there is a meeting at the Broadneck library at 7 P.M. on Thursday to discuss the Cat Branch Creek stormwater work.

There was some discussion regarding the water retention in the new step pools at Graul’s Field. It was noted that they are holding water while those at the fire station are not. It will be unclear just how well they are working until all the trees and plants are replanted in the fall, and they will need to pass long term inspection.

Governor Fairchild mentioned that since we now have a Town Manager we might want to look into joining the Community Associations Institute.

Administrator Coble noted that West Nile virus has been found in Linthicum.

Governor Roche noted that the county denied a variance for a non-residential sign at 1223 Hampton. This is an existing sign that has been in place for 5 or 6 years. The resident has 30 days to appeal the denial.

Governor Breeden had discussions with the president of the Swim Club regarding their failing septic system and the cost of connecting to county sewer lines. We are the owner but our lease says that we are not responsible for upgrades. The issue will need to be addressed next year.

#### **COMMENTS**

Becky Benner mentioned the Clubhouse plantings achieving Bay Wise garden certification. Monthly Garden Club meetings begin on September 4 at 7 P.M. She noted the Goshen Farm wine tasting and silent auction on Saturday, August 18 from 4 to 7 P.M. at 1504 Stacy Lane in Arnold. There is a \$20 per person requested donation. There will be an outdoor concert at Goshen Farm on August 24 and they will go through September due to the recent rainouts. The Goshen Farm Open House is on September 15 from 10 A.M. to 4 P.M. and the harvest pasta dinner, featuring Goshen Farm tomatoes, at Gloria Dei church is on October 13 from 5 to 7:30 P.M.

Governor Roche offered congratulations to Governor Breeden for his upcoming stewardship award from the Alliance for the Chesapeake Bay Watershed, to be awarded on September 13 from 6 to 8 P.M. at the Belcher Pavilion rooftop. Governor Breeden thanked the community and the Board for making that possible and said that it was a group award.

#### **ADJOURNMENT**

Governor Szczytko moved that the meeting be adjourned to a Closed Session. The motion was seconded by Governor Zadera and approved unanimously. The August 13, 2018 meeting of the Board of Governors was adjourned at 8:48 P.M.

#### **CLOSED SESSION**

A Closed Session was convened at 8:52 P.M. and was adjourned at 9:37 P.M. The board discussed the variance request from Kim Maller and it passed unanimously.

#### **MEMBERS PRESENT**

Governors Breeden, Fairchild, Lamb, Layman, Macindoe, Roche, Szczytko, and Zadera were present. As were Town Manager Anderson, Budget Committee chair Buchet, and Administrator Coble. Governor Schmidt was absent.