

CSCIA BOARD OF GOVERNORS MONTHLY MEETING MINUTES
DECEMBER 10, 2018

President Breeden called the meeting to order at 7:31 P.M. in the Cox Meeting Room of the CSCIA Clubhouse. He thanked all for coming and noted that we would be hearing a variance request, and there would be updates on a payment system, the bylaws, and covenants. He noted that Breakfast with Santa was very successful, as was the event with Santa at the guardhouse. He reminded all that this would be his last Board meeting as president, as the January 8 annual meeting precedes the next Board meeting, and he said that it has been a pleasure being president for the last 5 years.

Guests were Bill Heflin and Becky Benner.

Mr. Heflin presented his case for a 3 foot setback variance for shed construction at the corner of 1209 Southview and Chestnut Tree, noting the small lot size and location of a tree and deck. The shed will be 20' by 12'. He has a permit from the county with their setback requirement of 7 feet from back and side and is asking for the same from us, rather than the 10 feet that we require. The Board will take it up in a Closed Session and get back to him in a day or two.

November 12, 2018 Monthly BOG meeting minutes: Governor Layman moved that the minutes be accepted. The motion was seconded by Governor Zadera and passed unanimously.

October 31, 2018 Final Profit and Loss Statement: Governor Zadera moved that this P&L statement be approved. The motion was seconded by Governor Roche and passed unanimously. Governor Breeden noted that this is the 4th month of the budget year.

COMMITTEE REPORTS

Treasurer: Governor Zadera said we have received a workmen's comp premium increase, and we have received our SCBD disbursement check of \$246,500 from the county.

Covenants: Governor Layman said there is only one outstanding issue.

Events: Governor Schmidt reminded all of the community sing-along on December 19.

Membership: Governor Schmidt reminded all of the Annual Meeting on January 8.

Clubhouse: Governor Lamb said bathroom remodeling is still scheduled for February.

Caper: Governor Lamb said she has received the proofs for the December/January issue.

Breakfast with Santa: Governor Lamb said it was a big success and said the next big event will be the Easter Egg Hunt.

Beaches and Parks: Governor Macindoe said the Scouts putting bat houses around the Cape for his Eagle Scout project has gotten funding, and he felt that we could contribute \$50.

Town Manager: Ryan Anderson reported on the following: The port a pots are finally gone; PDK is spraying at Lake Claire and another Cape lot on Lake Claire Drive for phragmites and bushkiller; the

playground variance request has been submitted and it could be 6 to 8 weeks before there's a hearing; he is looking into boat ramp replacement and cleaning debris from ours at a future super-low tide; there are 2 large logs in the water at Deep Creek we need to find a way to pull out; there are issues with pump house flooding and groundwater flow at Lake Claire; he has met with the Chesapeake Bay Alliance. Also, the Lake Claire boating pier winglets are on order; a piers committee person wants some signage at Lake Claire; all piers water systems have been blown out and prepped for winter; there was a demonstration of the new pumpout machine at Deep Creek; piers contracts have been mailed out; he is talking with Burt Walsh about piling replacement at Deep Creek; the office is settling tax issues brought about by errors caused by the state's out-of-date collection system; he and Governor Breeden attended a State Highway Administration hearing which dealt, in large part, with the recent wrong way crashes; he said there were some traffic issues with Santa at the guardhouse; he wants to move some money market accounts and deal with the rainy day fund.

Buildings: Governor Roche said there have been 53 building permit applications so far this year. He attended a phase 3 bike path meeting. The phase is still in the planning stage and will have to cross College Parkway twice, once near Mago Vista and then down by the Middle Schools. This will require the addition of another traffic light on College Parkway. The county is hoping to start on phase 3 in 2019, He said there have been many complaints about all the tree cutting during the current construction, and the county has said they will make more of an effort to keep the big trees alive and standing while working on phase 3.

Technology: Governor Szczytko said the Caper is online and he has been making updates to the website.

Piers: Governor Breeden said the December 1 letters were mailed out on track for the February 1 payments.

Security: Governor Breeden said there have been continuing issues with Mr. Murphy breaking into vehicles and trespassing, including attempts at Breakfast with Santa. He and Administrator Coble went to court over his charges and he ended up getting a 90-day suspended sentence. Another trespasser at the shopping center, Tim Sanders, also received a 90-day suspended sentence. Governor Breeden urged everyone to keep their vehicles and homes locked and to be alert for package theft.

Budget: Chairman Buchet thanked Governors Breeden and Zadera for their work on the budget.

OLD BUSINESS

Governor Breeden said that he and Town Manager Anderson had met with the Chesapeake Bay Trust and did a walk-through of our sites, in preparation for their writing grant applications for us. We can ask for as much as \$300,000 for each project, Lake Claire and the Main Beach, along with our request for \$100,000 from the state. Governors Breeden and Zadera and Town Manager Anderson went to the bond bill hearings to request that \$100,000 and said the biggest objection to our request came from the Speaker of the House, who thought that we should be asking for money from the DNR and not through a bond bill. They also gave testimony regarding county planning and the Cape's needs in relation to the GDP, and said that the county has no plans on how to deal with future growth within the Cape.

Town Manager Anderson said that State Farm renewal will be paid on the 18th, our next pay date. He said there have been problems with them identifying just what is insured. He is working on getting final

figures and dealing with insuring the piers. He said State Farm representatives will be coming to see us in February or March.

Governor Lamb said speed flashers are now up on Cape St. Claire Road and Green Holly, and that the speed limit on Green Holly is now 25 mph all the way in from College Parkway.

Governor Roche expressed concerns about the amount of development that could happen in the Cape with people tearing down a single house on multiple lots to then build 2 or 3 houses on those lots. He also expressed concern about violations of our prohibition on developers building similar or identical houses within 300 feet of each other. This concern was brought about by the actions of a contractor who is building what are apparently very similar houses next to each other. Governor Breeden noted that the contractor, Ted Huttinger, of Apple Tree Homes, has been a very poor partner in our community, pushing the spirit and letter of the covenant to its limits. There was much discussion on our and the county's interpretation of what constitutes a noticeable difference, with the county interpretation being quite broad in allowing minor details to constitute a lack of similarity. Once the county approves a permit and a design, there is little we can do. We have little leeway other than holding up county permits if we get the permit applications first. Historically, we have not fared well in appealing issues other than setback violations to the county, and it was thought that it would not be a wise use of CSCIA money to challenge perceived violations of the covenant. Rather, we need to be more proactive and regularly monitor all 26 miles of Cape roads to keep abreast of sales and construction. Governor Lamb suggested we discuss problem contractors with the county. In the end, the Building and Covenants committees need to work together to address this issue.

Governor Layman said that he and Governor Roche had spent time going over the proposed bylaw changes. He believes the attorney has turned them into a legal document rather than a statement of how the community works. He had concerns with several of the changes and additions. Governor Breeden commented that we are not obligated to do anything, but we do have to adapt to change to reflect modern technology. He did note that there is no major rush to get this done. He suggested the committee come back with a set of recommendations we can debate, followed by a working session with our attorney. He also mentioned that Bob Bishop, a retired attorney who specialized in bylaws, has offered his assistance. The committee will get an email off to our attorney to set things up.

NEW BUSINESS

Governor Breeden proposed that we remove the line item "Rainy Day Fund" from the SCBD budget. It is a glitch from the 1990s that causes problems with the county every year. Our accountant and auditor both recommend removing it. A motion to remove that line item was made by Governor Roche. It was seconded by Governor Szczytko and passed unanimously.

COMMENTS

Becky Benner noted that the Garden Club made 3 wreaths for the Clubhouse, one for the guardhouse, and 2 for Lawyers' Mall.

There was some discussion of the water accumulating and running at the Lake Claire pumphouse.

Governor Szczytko said that in view of the late hour he would table his discussion of payment options until the next meeting.

ADJOURNMENT

Governor Szczytko moved that the meeting be adjourned to a Closed Session. The motion was seconded by Governor Layman and approved unanimously. The December 10, 2018 meeting of the Board of Governors was adjourned to a Closed Session at 9:25 P.M.

CLOSED SESSION

A Closed Session was convened at 9:27 P.M. and adjourned at 10:06 P.M.

MEMBERS PRESENT

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