

MINUTES
CSCIA BOARD OF GOVERNORS MONTHLY MEETING
DECEMBER 11, 2017

President Breeden called the meeting to order at 7:32 P.M. He noted it's been a busy month with a variety of projects, notably the completion of several Eagle Scout projects and the bamboo clearing at Lake Claire, for which he thanked Youth Sailing and the Cape Conservation Corps, along with Severn Grove Ecological for their help and equipment. He wished all a Happy Holidays and welcomed guests Bob Bishop and Doug Norton, and Becky Benner, representing the Garden Club.

November 13, 2017 Monthly BOG meeting minutes: Governor Roche moved that the minutes be accepted. The motion was seconded by Governor Szczytko. The minutes were approved with one abstention.

Budget Committee Chairman Buchet had to leave early and wished all Happy Holidays.

October 31, 2017 Final Profit and Loss Statement: Governor Szczytko moved that this P&L statement be approved. The motion was seconded by Governor Lamb. There was some discussion about a line item mistake that will need to be researched and corrected. The P&L Statement was approved unanimously as written, taking note of the correction that will need to be made.

COMMITTEE REPORTS

Breakfast with Santa: Governor Lamb said this one is the biggest ever, with both time slots of 130 people sold out. She said we may need to add a third-time slot next year.

Clubhouse: Governor Lamb said renovations are ongoing with no definite finish date, yet.

Caper: Governor Lamb said the latest issue went to the post office today and is also online.

Technology: Governor Szczytko has been working on the Piers database and updating the website.

Membership: Governor Fairchild reminded all of Annual Meeting on January 9, 2018.

Events: Governor Fairchild said she has been approached by people wanting the Cape to sponsor an annual holiday performance with schoolchildren.

Buildings: Governor Zadera said there are 2 more fence applications, and that our building application total for the year is over 60.

Beaches and Parks: Governor Macindoe mentioned the Lake Claire bamboo clearing and the Eagle Scout projects. The recycling can bins, an Eagle Scout project by David Nekula, are finished and in place, and there are several more Eagle Scout projects on the way.

Covenants: Governor Roche said things are quiet.

Treasurer: Governor Myers said the SCBD check from the County came in. She and Governor Breeden went to the bond bill testimony to push for our project. She said we were well received but that there is

competition. We will continue to follow up on it in January. She said that Delegate Saab had reached out to us.

Piers: Governor Breeden said 2 contracts have been signed for work on the Lake Claire and Little Magothy boating piers, and we have applied for permits. Work will begin in March to be completed by April 15. He said Piers contracts have gone out, with thanks to Governor Szczytko and Administrative Assistant Coble. He said that the Lake Claire boating pier will be completely redone from the gate to the rise. The pier will be raised to the height of the second half and pilings, ledgers, decking, and the gate will be replaced. Little Magothy pier will also be completely redone and raised, as well. He also mentioned that there will be repairs made to the Deep Creek bulkhead along the grassy area, in conjunction with Beaches and Parks.

Roads: Governor Breeden said that the step pool work near the fire station has begun, and noted the new stop sign at the end of Latrobe by Lake Claire Drive. The stop is now made on Latrobe and not Lake Claire Drive.

BCC: Governor Breeden said there was a round table meeting with the Planning and Zoning Director, where concerns of the Broadneck and Severna Park areas were relayed, most notably those dealing with infrastructure and school capacity affected by development. There was also talk of trying to make the General Development Plan (GDP) law rather than just a suggestion that can be ignored.

Security: Governor Breeden said it's been a quiet month.

BLOA: Governor Breeden said Melissa Wade is the new president, with Fred Graul as the vice-president.

OLD BUSINESS

There was a lengthy discussion regarding our past efforts to change our covenants by getting rid of number six, along with the problems we face due to state law in addressing covenant change issues. Since our covenants have no rules for changing them we are bound by state law title [11B.113](#), which requires us to get a super majority of 85% of all current lot owners to participate. In our 2010 effort to change our covenants, we got 72% participation. There was some discussion about getting the state to change the law or give us an exemption, and forming a committee to look into the issues. However, given the cost and time required to deal with that, if that option is explored, it would be worthwhile to take a look at all the covenants to see if there are others that are no longer valid. It was pointed out that, when we looked at the options in 2014 and 2015, we had one person offer to help.

There was mention of the problems involved in non-delivery and non-acceptance of our riparian rights certified letters.

There was lengthy discussion regarding our setting up a Shore Erosion Control District (SECD) to address funding issues for our beach projects. Governor Fairchild moved that we direct our attorney to draft documents for the establishment of a SECD on two of our properties so that we can access state funds. The motion was seconded by Governor Myers and passed unanimously.

NEW BUSINESS

Governor Breeden noted that our next meeting is January 8, followed by the Annual Meeting on January 9. He said that Governor Szczytko is running for re-election and that there are two new people running

to fill vacant seats. He noted that Governor Myers is stepping down after 6 years, including an unprecedented 4 as Treasurer, in order to run for County Council. He added that the Board and the community owe her a big thank you for her service. For her part, Governor Myers commented on the progress that we have made in the past few years.

COMMENTS

There was some discussion of the status of Biohabitats and Greenvest. Governor Breeden said we are waiting for more information. In response to a question from Doug Norton, he said that Biohabitats was a little behind, and when asked if Biohabitats would be at the Annual Meeting, he replied that if they weren't there that he would give the community an update.

Becky Benner noted the wreaths that the Garden Club made for the Clubhouse and the Guardhouse, as well as two they made for Lawyers Mall in Annapolis. She said that on January 2 there will be a workshop on seed sowing for members and that on February 6 they will have 2 Master Gardeners talking about "bay wise" gardening in relation to vegetable gardens.

Governor Breeden suggested January 5 as a date when the Board could meet with our town manager recruitment agency.

Governor Breeden thanked Susan Anderson, the Realtor who sponsored the Santa event at the Guardhouse. He said that over 200 people attended and that \$300 was raised for the fire department.

ADJOURNMENT

A motion to adjourn was made by Governor Fairchild and seconded by Governor Myers. It was approved unanimously and the December 11, 2017 Board of Governors meeting was adjourned at 8:45 P.M.

MEMBERS PRESENT

Governors Breeden, Fairchild, Lamb, Macindoe, Myers, Roche, Szczytko, and Zadera were present, as were Budget Committee chair Buchet Toy and Administrator Coble. Budget Committee members Toy and Facciponti were absent.