

**MINUTES**  
**CSCIA BOARD OF GOVERNORS MONTHLY MEETING**  
**SEPTEMBER 14, 2015**

President Breeden called the meeting to order at 7:32 P.M. in the Cox Meeting Room of the Clubhouse. He noted that the summer ended well and commented on the great job the beach attendants did this year. He will have updates on the road project and the BLOA. He said that he and Governors Myers and Vaccaro toured living shorelines at Londontown, and thanked Steve Holt for his hospitality. He said that the Piers Committee had met last week with a slipholder who wanted to become involved with oyster recovery at his slip.

Brad Knopf attended to explain the oyster recovery program. It's non-invasive, under water and under the piers, consisting of small cages of baby oysters growing until they're taken out to reefs in the spring. He said that there are currently 5 historic reefs that are being restored. He is seeking permission to start this on the Cape piers, noting that 74 homeowners along the water are already doing this. This is part of the Maryland Grows Oysters program, sponsored by the DNR, the Magothy River Association, and the Chesapeake Bay Foundation.

The Piers Committee has approved starting the program on the Little Magothy piers this year. There was some discussion of maintenance, which involves shaking silt out of the cages and whether or not the cages would be tended to by individual slipholders or the Piers Committee. A motion was made by Governor Dembowski that the Board approve the Cape oyster nursery to participate in the Maryland Grows Oysters program and to place the oyster cages under our piers as approved by the Piers Committee. The motion was seconded by Governor Vaccaro and passed unanimously.

**MINUTES AND PROFIT AND LOSS STATEMENTS (P&Ls):**

**August 10, 2015 Monthly BOG meeting minutes:** Governor Dembowski moved that the minutes be accepted. The motion was seconded by Governor Vaccaro. During discussion it was pointed out that there were 3 typos in the minutes. Governor Dembowski then moved that the minutes be accepted with corrections. Governor Vaccaro seconded that motion and the minutes were approved unanimously with three spelling corrections.

**August 31, 2015 Final Profit and Loss Statement:** Governor Small moved that this P&L statement be approved. The motion was seconded by Governor Myers and passed unanimously.

**COMMITTEE REPORTS:**

**Beaches and Parks:** Governor Dembowski said that things have been quieting down at the beaches and he commented on the great job done by beach attendants this year. He is working on phase 3 of the Main Beach walkway with plans to begin in the fall or the spring.

**Treasurer:** Governor Myers said that our spending patterns reflect that we are still in the beginning of the new fiscal year but that capital project expenditures will ramp up over the next few months.

**Events:** Governor Myers said that Cape Clean Up is scheduled for October 2<sup>nd</sup> and 3<sup>rd</sup>, and Halloween Happenings will take place on October 24<sup>th</sup>. She is also looking for volunteers to recognize homeowners'

Halloween decorations with door hangers again this year. She noted that there will be a community bonfire on the Main Beach on September 25<sup>th</sup>.

**Erosion Control:** Governors Myers, Breeden and Vaccaro toured a series of living shorelines in the Londontown community in Edgewater. They met with one of the community leaders to gain insight on the process they followed, costs involved, success rate of the projects and level of satisfaction with their contractor. This type of project will be well suited for some of our lower-energy shoreline, such as Little Magothy and Lake Claire. They will continue to view projects and interview former clients as we prepare to craft an RFP for our beach erosion efforts.

Mrs. Sipe from BHS reached out to schedule student volunteers for tree planting in October on our reforestation sites.

**Clubhouse:** Governor Lamb said rentals are steady, contracts are slowly coming in, and broken tables and chairs will be replaced shortly.

**Caper:** Governor Lamb noted that there is a lot of interest in advertising in the Caper and she has developed a waiting list for ads. She is still working on deadlines for articles

**Halloween Happenings:** Governor Lamb said planning is on schedule and that proceeds will benefit My Brother's Pantry.

**Cape Clean Up:** Governor Lamb is looking for volunteers to help set things up on October 2<sup>nd</sup>.

**Technology:** Governor Szczytko said that things have been quiet except for weekly updates. He did note that he spent a good deal of last week dealing with Russians trying to hack the Strawberry Festival website.

**Piers:** Governor Small said that all slips but 3 mud slips have been rented. The committee is going to create a separate move list for each pier to speed up rentals. They are doing away with the expensive bubbler system at Deep Creek and replacing it with 5 ice eaters that will run as necessary. The committee voted to begin charging everyone coming onto the wait list \$100, which will be applied to the first year's slip rent. They feel this will add to the revenue stream as well as clean up the wait list, and will temporarily stave off having to raise slip fees. There was discussion of raising new fees while grandfathering current slipholders, and comparison of the higher fees other communities charge for wait lists and slip fees. He also said that draining the pipes early this year has been discussed.

**Budget:** Chairman Buchet said he has data from Beaches and Parks, Piers, and the Clubhouse. He needs the FY 15 finals with the late County payment, and would like all data by the next meeting so the budget proposal can go into the November Caper.

**Covenants:** Governor Breeden said that there are 20 or so open issues that CSCIA and the County are dealing with. 20 to 25 issues were closed this year.

**Security:** Governor Breeden said things were fairly quiet this month, with 3 people having to do community service for infractions. He thanked Scott Brunner for his help with security issues.

**Buildings:** Governor Breeden said there are currently 8 building permits they are dealing with. The Building Committee has met to work on changes to our code and plans to have the revisions at the October

Membership meeting for a 30 day comment period, looking to be able to implement the changes by the first of the year.

**BLOA:** Governor Breeden has met with the BLOA and their attorney to discuss the road project and the tax district issue. The County Office of Law is saying that an SCBD tax district will not apply in the shopping center's case. The BLOA will continue pushing for the district, as their attorney recommends. There was discussion of arguments in favor of granting approval, noting that many elected officials are in favor of changing the law, if necessary. If the district is not approved, the business owners could find themselves owing the county \$1.5 million within 6 months of connection to county water. We and the BLOA will be contacting the Attorney General's office regarding the county's decision.

**Roads:** Governor Breeden has been in regular contact with Kathy Sharp of the County and did a walk through with the supervisor 2 weeks ago. Governor Breeden has gotten some response to his questions. He expressed disappointment in how far they have to go and is insisting on having a hard paved road by November. There was discussion of the lack of real traffic control and time frame of the work.

**BCC:** Governor Breeden said they have met and are working with Growth Action Network on codes, zoning, and storm water management.

**Mosquito Control:** Governor Breeden has emailed the MDE with questions from the Cape Conservation Corps but has not gotten any response. The state will begin spraying at will due to the findings of West Nile virus.

#### **OLD BUSINESS:**

There is no update on the issues at Green Holly, but traffic counters will be put out soon.

#### **NEW BUSINESS:**

Governor Dembowski wants to start charging fees for use of the Overlook for weddings, citing the extra work and upkeep involved for Beaches and Parks and the attendants. He is thinking of \$100 for use of the Overlook, but reducing that to \$50 if there is also a reception at the Clubhouse. No vote from the Board is needed as this is only a policy change, but the Board thinks it's a good idea.

Governor Breeden said that, beginning October 1<sup>st</sup>, fall and winter office hours will change from 8 A.M. to 2 P.M. to 8:30 A.M. to 2:30 P.M.

He also said he had items that needed to be discussed in closed session.

#### **ADJOURNMENT:**

Governor Dembowski moved that the Board adjourn to a closed session. The motion was seconded by Governor Myers and the September 14, 2015 monthly meeting of the Board of Governors was adjourned to a Closed Session at 8:33 P.M.

#### **CLOSED SESSION:**

A Closed Session was convened at 8:35 P.M. and was adjourned at 8:50 P.M.

**MEMBERS PRESENT:**

Governors Breeden, Dembowski, Lamb, Myers, Small, Szczytko, and Vaccaro were present, as was Budget Committee chairman Buchet. Governor Snow was absent.