

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

President Breeden called the meeting to order at 7:30 P.M in the Cox Meeting Room of the Clubhouse. He thanked Bob Stillwell and SB Services for the use of their bucket truck to make repairs to the Main Beach flag pole. He reported that the paving on Cape St. Claire Road is officially finished for 2015. Striping will take place over the next few days with the intersection finalized by Friday and no more road work for the rest of this season. It will be 3 to 6 months before all the side work is completed and the guardhouse will not be moved until the spring. He also noted that both Breakfast with Santa and the Cape Clean Up went well.

Three residents were on hand to request building variances. A resident on Southview had poured a foundation for a shed that did not meet setback requirements and was going to be larger than allowed. Once he realized he was in violation, he ceased construction and has come before the Board to ask for a variance to continue.

Another resident said he wants to replace an old metal shed but needs a variance both for setback and size requirements.

A third resident appeared with her architect regarding the demolition and rebuilding of a garage, and the addition of a small porch on the house. She noted that all new construction will stay on existing impervious surfaces but that setback variances are needed, The Board heard their statements and accepted plans and said the matters would be discussed in a closed session tonight, with responses coming tomorrow.

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

October 12, 2015 Monthly BOG meeting minutes: Governor Dembowski moved that the minutes be accepted. The motion was seconded by Governor Vaccaro and the minutes were approved unanimously.

September 30, 2015 Final Profit and Loss Statement: Governor Vaccaro moved that this P&L statement be approved. The motion was seconded by Governor Szczytko and passed unanimously.

October 31, 2015 Final Profit and Loss Statement: Governor Szczytko moved that P&L statement be approved. Governor Small seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

Beaches and Parks: Governor Dembowski thanked all who have worked on Lake Claire and particularly B&S Marine Construction for the good job after recent storm damage. He said the silt fence has been taken down and stored for future use. Leaf clean up is ongoing. He is working with a lighting architect on new lighting for the Main Beach that will be attractive and not infringe on the neighbors. Extending the stone pathway on the Main Beach is in the works for March, weather permitting, He also has a proposal for extending the crabbing pier at Lake Claire to the parking lot with construction beginning as soon as we receive the permit.

Technology: Governor Szczytko said that the Piers program will be up and running next month.

Erosion Control: Governor Vaccaro said we continue to research possibilities for beach protection and restoration. Governors Breeden and Dembowski and she visited an offshore oyster aquaculture site in Point Lookout, MD., and are continuing to look at that as a possible beach protection method, as well as a revenue stream for beach maintenance. She said the DNR grant for stream buffer restoration has been exhausted and we will be submitting our final report. She plans to submit our request for a burn permit this week so we can burn earlier this year. Work is starting on the plans for Little Magothy beach redesign of the swale.

Piers: Governor Small said work on the T at the Deep Creek long pier is beginning and boats are being moved. He wants to rework some of the rules and regulations over the winter, and will be moving some boats that are used infrequently. The water at the piers has been shut down for the winter, and 6 new ice eaters will be going in to replace the expensive bubbler system. He gave a big thank you to West Marine for a nice discount on the ice eaters and to Rob Schiller for connecting us with them.

Clubhouse: Governor Lamb said rentals are steady and she is waiting on a third estimate for the floor replacement.

Caper: Governor Lamb said that timely articles and postal delivery continue to be problems and that advertising is going well.

Breakfast with Santa: Governor Lamb said there were over 200 at the breakfast and that it was a big success. The Easter egg hunt is the next big event.

Signboard: Governor Lamb thanked Dottie and Steiny for posting messages despite the ongoing roadwork.

Cape Clean Up: Governor Lamb thanked all who worked on Clean-up Day and said she is trying to schedule another for the spring.

Treasurer: Governor Breeden noted that we have received \$177,000 from the county, 5 weeks ahead of last year's receipt, with the 2nd payment due in January or February. He said that the SCBD audit is complete and all is fine, with the audit of other income and expenses now under way.

BCC: Governor Breeden said the BCC is working on a variety of zoning issues with Broadneck communities, including the proposed cell tower on Forest Beach Rd and storm water management issues in Whitehall and Winchester. The BCC is also working on their 2016 priorities which will likely include a Small Development Plan (SDP) and General Development Plan (GDP) update with a focus on alternative transportation and roads. The BCC is also monitoring storm water management implications of building and zoning issues on the peninsula.

BLOA: Governor Breeden reported that discussions with BLOA are mostly revolving around roadway and water projects, and state and county laws dealing with SCBDs for small businesses to help pay for capital improvement connections. He said the county does not provide existing (non-new) developers financing or taxing districts to pay for such connections, which puts them at a competitive disadvantage, but that we are working to get that law changed.

Building: Governor Breeden noted the new proposed building codes remain online at <https://cscia.org/cape-st-claire/building-codes-revision-for-january-2016-vote/> for comment, and the Board will vote on them at the January BOG meeting. We had 12 building permit requests in October and November. Eight have been approved, four are pending, and three will need variance requests that will be presented by residents at the December BOG meeting.

Covenants: Governor Breeden said we have 60 total requests year to date, including a dozen open investigations with the county at various stages of investigation. They include junk and debris, untagged and unregistered vehicles, and possible apartments (two dwelling homes), which is illegal in R5 Zoning by the county and our Covenants.

Nominating: Governor Breeden said we have 4 candidates for BOG for the 2016 election for 4 openings. They are himself, Mary Lamb, George Young, and Jerome Zadera. We have 2 candidates for the Budget Committee for 2 open positions for the 2016 election. They are Russell Harada and David Toy.

Personnel: Governor Breeden continues to work with employees to discuss employer/employee matters while also assessing the needs of the community with regards to service and what personnel will be needed to provide ongoing requested services in future budget years.

Piers: Governor Breeden added that all of the waterlines and Lake Claire and Deep Creek have been professionally blown out and re-sealed in an effort to prevent costly breakage and replacement. He said that work on the Deep Creek tee should begin in December and will take a few weeks to complete.

Roads: Governor Breeden said we continue to coordinate with the County Project Managers and the contractors to relay information in a timely fashion, convey complaints, and work for our issues as they arise, while conveying to the County DPW, Executive Office and Council, our displeasure in how the implementation of a 9 months project that is in its 21st month will finish almost two years behind schedule.

We also have our Green Holly Drive Study Group that will be meeting in January with County Traffic Engineering on the results of our requested Traffic Study of the entirety of Green Holly and what additional safety measures can be implemented.

Security: Governor Breeden said that overall we have had a quiet month. AAPD did arrest and write a citation to a juvenile who is banned from CSCIA Property for repeated trespassing offenses. Additional community service hours are required due to this incident.

We continue to work with AAPD on a variety of issues within the community on behalf of residents, and are looking to the Community Watch program to take over some aspects of security.

OLD BUSINESS:

Governor Vaccaro is trying to set up meetings to continue work on aquaculture shoreline projects.

The Budget Committee was assured that all the necessary budget and ballot information was ready to go in the upcoming Caper.

Governor Breedon said that the Board will meet on January 11th, the night before the January Annual Meeting.

NEW BUSINESS:

A motion was made by Governor Small to accept the nominations of the 4 candidates running for the Board of Governors. The motion was seconded by Governor Vaccaro and passed unanimously. There was some discussion of the new candidates' areas of interest. A motion was made by Governor Szczytko to accept the nominations of the 2 candidates running for the Budget Committee. The motion was seconded by Governor Vaccaro and passed unanimously.

Governor Dembowski reiterated the desire to recruit someone from the Community Watch program to work with the Security Committee.

Governor Breedon thanked Administrative Assistant Leslie Coble for her help with the audit work.

There was discussion regarding a resident wishing to donate a memorial bench and whether we still had one that had not yet been dedicated.

ADJOURNMENT:

Governor Dembowski moved that the meeting adjourn to a Closed Session. The motion was seconded by Governor Small and passed unanimously. The December 14, 2015 meeting of the Board of Governors was adjourned to a Closed Session to deal with a variance requests at 8:25 P.M.

CLOSED SESSION:

A Closed Session was convened at 8:25 P.M. and was adjourned at 9:11 P.M.

MEMBERS PRESENT:

Governors Breedon, Dembowski, Szczytko, Small, and Vaccaro were present, as were Budget Committee chairman Buchet and member Toy. Governors Lamb, Myers, and Snow were absent.

