

MINUTES
CSCIA BOARD OF GOVERNORS MONTHLY MEETING
OCTOBER 13, 2014

President Breeden called the meeting to order at 7:30 P.M in the Cox Meeting Room of the Clubhouse. He thanked all for a great job on candidates' night and said that the candidates thought it was a good event, and noted that an article in the Capital mentioned the candidates for State's Attorney appearing. He will thank all the candidates for appearing, as well as those local businesses who donated food. He also thanked Craig Madden for his work on obtaining a storm water rebate. He also mentioned a problem with installing water lines near electric lines on Cape St. Claire Road that will be delaying the work. And lastly, he said that he needed to know which board members are running for re-election and noted that bios for all potential candidates need to be into the Caper by mid-November for December-January publication.

Minutes and Profit and Loss Statements (P&Ls):

September 8, 2014 Monthly BOG meeting minutes: Governor Gardner moved that minutes be approved. The motion was seconded by Governor Dembowski. Governor Myers asked the wording in her report be changed. Governor Gardner moved that the amended minutes be approved. That motion was seconded by Governor Dembowski and the amended minutes were approved with one abstention.

August 31, 2014 Final Profit and Loss Statement: Governor Dembowski made a motion to approve these P&Ls. The motion was seconded by Governor Vaccaro and passed unanimously.

COMMITTEE REPORTS:

Treasurer: Governor Myers said the budget committee will be presenting the upcoming budget for consideration tonight. Additionally, expenditures are proceeding as expected. Reports for September and August appear on track without any unanticipated expenses.

Events: Governor Myers said we are gearing up for Fall Activities. The Strawberry Festival is throwing its annual Halloween Happenings on October 25th at the Clubhouse. We'll also be acknowledging all the great Halloween House Decorations in the neighborhood with hang tags for the doors and acknowledgement of the best decorated 3 or 4 homes.

Beaches and Parks: Governor Dembowski reported that the portapotties have been removed from all locations. He has started soliciting quotes for several projects, including the continuation of the main beach sidewalk and design ideas to replace the existing block wall and concreted gutters on the hill separating the beach from the park. Deep Creek's parking lot will need repairs in the next several years, so RFP's are being sent out for repair and sealcoating. These projects need to be considered for the 2017 budget. He is working on a formal job description for the beach attendants and welcomes any input from the board regarding qualifications and/or training for the beach attendants.

Clubhouse: Governor Lamb said forms for 2015 usage are being returned by Cape Recognized Organizations. She is still working with the electrician on outside lighting.

Caper: Governor Lamb said the Caper continues to struggle with timely submissions.

Covenants: Governor Hazen said the column in the Caper is getting positive feedback, and that the next one will deal with the process.

Piers: Governor Biondi reported the following: Replacement of the roof on the pump house has been completed, as has replacement of the electrical system at the Little Magothy Pier. He met with the programmer and Phase One of the redesign of the Pier/Boat Owner database has been completed. We will start replacing bad planks at all of the piers next week, and repairs to the piping for the bubbler system at Deep Creek Piers are scheduled.

Buildings: Governor Gardner has a fence variance pending and the homeowner may be coming tonight.

Website: Governor Newman is looking for fall or Halloween photos for the website.

Erosion Control: Governor Vaccaro said invasive species control is ongoing. We hired PDK Horticultural to spray the phragmites around Lake Claire from multiple entry points. Eradication of the "bushkiller" vine has been difficult. We are continuing to search for the right protocol to kill the vine to the root. Continued vigilance by the CSCIA will be necessary to eliminate this vine and keep it from spreading to other properties. She met with Michelle Weisgerber, the Environmental Literacy coordinator for the Broadneck feeder system, who is interested in locating additional properties in Cape St. Claire for tree planting by BHS students, with the requirement that the trees be planted along a stream or waterfront. She will work with Governor Dembowski to identify additional community property that may be appropriate.

Security: Governor Breeden said things have been quiet overall in the last month. We did get a guilty verdict in a Court Case involving a minor for repeated Trespassing on CSCIA owned properties this past spring and summer. The sentence was a continuation of previous sentencing that is being overseen by the Juvenile System.

BLOA: Governor Breeden said the next Meeting is November 11th, 2014 at River Bay Roadhouse. It is their annual meeting. We are still waiting on the County to make a determination in the Special Tax District. At this point the county is saying that such a district would not be for the public benefit.

BLOA/ CSCSC: Governor Breeden worked with Craig Madden, President of the Swim Club, on the Swim Club Lot. Craig took the lead to apply for the Storm Water Management Tax Credit. We applied for a 50% credit and were approved. Also, we came up with a new sharing arrangement regarding the fees for the Swim Club Lot. He thanked Craig Madden for his efforts and Fred Graul and the BLOA for their cooperation in the matter.

BCC: Governor Breeden said the monthly BCC meeting is being held 10/14/2014. They are also conducting a Candidates' Forum on October 23rd at 730pm for State District 30A, County Executives, Council District 5 and the State's Attorney Position. This will be held at the CSC Clubhouse and we will help advertise. The BCC is continuing to deal with traffic problems at the

new day care center on College Parkway, caused by incorrectly painted turn lanes and a temporary traffic island, and at the right turn from College Parkway onto Route 2.

Governor Biondi noted that the county doesn't require traffic studies until after changes and construction occur. He said that Planning and Zoning often do not co-ordinate with Traffic, leading to dangerous situations. Governor Breeden said that we will continue to work with the BCC to deal with changing that situation.

OLD BUSINESS:

Governor Breeden said there is a meeting on October 20, 2014 at 6:15 P.M. at the Broadneck Library regarding site development and the granting of exemptions by the County for a Hillendale property. The owners do not want to follow the process of showing development plans for the entire property, hold an informational community meeting, put in curbs or otherwise improve the road and drainage, all of which go against the County's own process and rules. After some discussion a motion was made by Governor Biondi and seconded by Governor Dembowski that a member of the Board would attend the meeting and testify to the County that its own process should be followed. The motion passed with one abstention.

The homeowner seeking a variance for a fence arrived. After he made his presentation and discussion by the Board, Governor Gardner moved that the variance be granted. The motion was seconded by Governor Hazen and passed with one "no" vote.

Governor Hazen brought up the issue of residents conducting an illegal business from their home, with loud noise at night and truck traffic early in the morning. County resources have been exhausted and, as the business is in violation of our covenants, we will need to deal with situation by legal means. The consensus of the Board was that our attorney draw up a cease and desist letter. Governor Breeden will deal with that tomorrow and Governor Hazen will follow up with the County regarding Code violations.

Governor Hazen also brought up the issue of unmerging merged lots. She showed maps and charts documenting the long term impact this activity could have on the community. Governor Biondi thought the Board should oppose any separation of merged lots, especially those in the critical area where it is specifically prohibited by law. There was discussion of property rights of not only owners, but those of neighbors affected by such changes, as well as our role and rules and the County rules. It was felt by some that the County is willing to break its own rules to maximize tax dollars, with little regard for the impact on a community. The idea of adding a statement regarding unmerging to the covenants also came up.

BUDGET:

Budget Committee chairman Buchet passed around the proposed FY16 budget and a letter to go in the Caper explaining it. The draft budget was developed by the Committee and Governors Breeden and Myers. Most of the discussion centered around the fact that the bulkhead debt is

being retired and we need to start thinking about long term funding for beach restoration and preservation. We need to set aside \$41,000 a year for the next 20 years to pay off any loans for beach replenishment. This will necessitate raising the assessment cap for the next budget. Governor Breeden will explain the necessity of funding this project in his next two Caper President's Messages, as it must be articulated clearly that these funds are committed to planning and executing a permanent beach restoration project for the Main Beach and Lake Claire.

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Governor Biondi moved that it be stated that the intention of this budget is to commit to the long-term restoration, preservation, prevention of further erosion, and maximization of the beaches at Lake Claire and the Main Beach. The motion was seconded by Governor Vaccaro and passed unanimously.

A motion was made by Governor Biondi and seconded by Governor Dembowski to approve the proposed budget and accompanying letter for the Caper. The motion passed unanimously.

NEW BUSINESS:

Entries for the Cape calendar cover photo were judged and a winner was chosen. Governor Breeden reminded all of the upcoming October 28th quarterly meeting, where the proposed budget will be presented to members, along with a presentation on the beach project.

ADJOURNMENT:

Governor Biondi moved to adjourn to a closed session. Governor Hazen seconded the motion and the regular October 13, 2014 Board of Governors meeting was adjourned at 9:08 P.M.

CLOSED SESSION:

A closed session of the Board of Governors was convened at 9:08 P.M. and adjourned at 9:27 P.M.

MEMBERS PRESENT:

Governors Biondi, Breeden, Dembowski, Gardner, Hazen, Lamb, Myers, Newman, and Vaccaro were present. Governor Snow was absent. Also present were Budget Committee chairman Buchet and member Toy.

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