

**CAPE ST. CLAIRE IMPROVEMENT ASSOCIATION
ANNUAL MEMBERSHIP MEETING
JANUARY 10, 2017**

The January Annual Membership Meeting was convened on January 10, 2017 at 7:31 P.M. in the Cape St. Claire Clubhouse. President Breeden called the meeting to order and thanked all for coming. He highlighted the meeting agenda of introducing candidates and reviewing the budget. He noted that we started the year with nine Governors and, for a variety of reasons, we are now down to six. He acknowledged the members of the Board of Governors and the CSCIA employees for their contributions to what we have accomplished the past year. He noted the work at Deep Creek, the Main Beach, the access ramp at the Lake Claire fishing pier, the Clubhouse renovations and over 200 events at the Clubhouse, the rain garden at Little Magothy Beach, ten quality Capers, the reclamation at Lake Claire and the beginning of the beach restoration projects, and events like the Strawberry Festival, Halloween Happenings, and Breakfast with Santa, all while keeping the budget in the black.

He noted that the Board is totally voluntary and could use more help. The addition of more Board members would help, as would the hiring of a Town Manager to oversee the running of the CSCIA, should the proposed budget pass. He noted there are still projects like upgrading the Cox Meeting Room flooring and the kitchen that need to be dealt with.

He introduced the candidates for Board of Governors. They are Jennifer Vaccaro, running for re-election, and Cheri Fairchild, Neil Macindoe, and Jeffrey Roche, all running for three-year terms.

He noted that the proposed 2018 budget was discussed at the October Membership Meeting and has appeared in the last two Capers, and is available at this meeting as a handout.

President Breeden then went on to highlight areas of the budget, mentioning raising the SCBD cap and the SCBD assessment on the 2,309 lots in the Cape. He pointed out various streams of revenue including the \$32,000 from Caper advertising, \$33,000 from Clubhouse rentals, \$23,000 from the yearly maintenance fee, contributions from the BLOA, as well as a \$19,000 carry over from last year and \$79,000 from Pier rentals and \$12,000 from the Pier capital assessment fee.

He talked about the various expenses involved in running the Cape, including accounting and audits, taxes and front footage fees, insurance – which grows bigger every year, mowing, custodial, repairs and maintenance, tree removal from our right of ways and other property, stormwater fees, administrative and employee salaries, including that of a part time Piers administrator and a possible town manager, and security patrols by four local policemen 200 nights a year.

He went on to discuss some of the capital expenses like the recently completed Main Beach walkway and wall, and the accessibility ramp at Lake Claire, as well as works for the future, such as step pools at Little Magothy Beach, paving and boat ramp work at Deep Creek, the need to think about replacing playground equipment, and continuing floor work and kitchen and bathroom renovation in the Clubhouse. He noted that Piers work is a continual process of repairs and replacement, with major work planned for Lake Claire this year and the need to think about bulkhead work at Deep Creek. He also mentioned the \$41,000 a year being set aside for our beach replenishment project.

He said there was a small surplus of \$800 to \$1,000 on hand. He also noted that it would be nice to have three additional Board members to share the work.

In response to question about the \$37,000 amount for a town manager, President Breeden explained that the figure was for a half year salary from January 1 to July 31, 2018, and the going rate for town managers' salaries seemed to be the \$60,000 to \$75,000 range.

In response to another question he noted that administrative costs had gone up some because of Elaine Barnhart's retirement and having both Leslie and her working at the same time to assure a smooth transition. He added that Piers updating and a part time administrator add to expenses, as well.

And responding to a final question he said that SCBD lots number about 2309 while platted lots that a maintenance fee is collected on number around 2537.

He said that this was now the final time to cast votes for the Board member elections and the budget questions.

Secretary's Report / Approval of Minutes:

The Minutes of the October 25, 2016 Membership Meeting: Barbara Breeden moved that these minutes be approved as written. The motion was seconded by Bill Schneider and was approved unanimously.

Treasurer's Report / Approval of Profit & Loss (P&L) Statements:

The August 31, September 30, and October 31, 2016 P&Ls: Lou Biondi moved that these P&L statements be approved as presented. The motion was seconded by David Toy and was approved with one abstention.

BREAK:

A break was taken from 8:08 P.M. until 8:20 P.M.

OLD BUSINESS:

President Breeden discussed the beach improvement project that we have budgeted \$41,000 a year for. There was a pre-application meeting with MDE, DNR, the CCC, Biohabitats and the Board in November which involved a tour of the Main Beach and Lake Claire. The tour went well with the conclusion being reached that we were looking more hardscape rather than softscape solutions for financial, long-term maintenance, and scientifically proven reasons. He said we will be able to get loans from the bank but we are also looking for grants where we can. We have met with Senator Reilly and Delegate Saab and are asking for \$750,000 in matching funds from the State. A bill which they have sponsored on our behalf has been submitted and we go before the State in March to plead our case. Governor Myers will let people know the bill number so we can write or call our representatives to urge its passage. We can ask for bond money every year for the next few years.

He said Biohabitats is still working on the technical memo which is due the last week in January. The community steering committee will look at it and then we go to the bank and have more public hearings. In response a comment from Larry Jennings, President Breeden said the technical memo will give us the chance to look at all options and their maintenance and future costs as well as impacts on areas like swimming and paddling.

President Breeden noted that the Cape St. Claire Road project is entering its fourth year and is now at a complete standstill. The contractor has been removed and the county is taking over. He emailed the county on January 4 about our disgust and paving and safety issues. The head of the DPW responded with apologies for the lack of progress. He told President Breeden the following: the striping can be completed when it is dry and above 45 degrees, and is a top priority; street lights from Hilltop to Forest Terrace will be dealt with by BG&E in the next 30 to 45 days; cutting down the dead trees by the signboard will take place in the next 30 days; paving meets minimum county standards and will not be improved; the water main is turned on and residents will be getting letters shortly about connecting; the bottom step pools behind the fire station are okay but the upper ones need to be redone in the spring, with the county spraying for mosquitoes as needed; and the driveway aprons and storm drain at Hilltop will be dealt with in 30 to 45 days. President Breeden stated that if we do not see progress in the next 30 days we will be to the County Executive, our County Councilman, and the Capital.

A resident complained about the speed bump in front of Graul's and was told that it does meet standards and is okay.

President Breeden said that he is now president of the BCC. They recently met with 4 police agencies – the county, state, DNR, and transportation police – and representatives to deal with summer Sandy Point traffic. Among solutions offered were redoing the park entrance and adding more ticket takers. From Memorial Day through Labor Day next year there will be four additional police officers to deal with traffic and Bay Bridge and parking issues. There is a meeting of the BCC on January 19 to continue discussions. They will also be discussing the proposed zoning change and development off of East College Parkway which could put 100 homes on 55 acres. The BCC is committed to fighting the change. It would add traffic, destroy forests, affect the watershed, and impact the schools. The issue has not moved forward, yet, and will require input from all of us to fight it.

President Breeden said Pier work continues. Slip rental contracts are going out on schedule. The work at Lake Claire pier has been moved from March to the fall because of possible weather and permitting delays.

Regarding covenant issues, President Breeden said contacting the Board via email or our website was more productive than griping about things on Facebook. He mentioned that Governor Zadera has done a great job with the building committee during a very busy year. And he noted that with winter weather things are quieter at the beaches and parks.

NEW BUSINESS:

President Breeden read an example of a town manager's job description, noting that it was general and not necessarily what ours might look like. He said that the Board of Governors would still be in charge and have the final say. We are looking for the right person with experience and training.

A resident asked about the possibility of mailing out maintenance bills first class instead of postcards, thinking that cut down on lost and undelivered bills.

ELECTION RESULTS:

Jennifer Vaccaro was re-elected to a three year term on the Board of Governors. Cheri Fairchild, Neil Macindoe, and Jeffrey Roche were all elected to three year terms on the Board of Governors. Write in winners for the Budget Committee seats were Mike Buchet, David Toy, and Lou Facciponti.

Raising the SCBC Fee passed by with 90 percent of the votes. Raising the SCBD Cap also passed with 90 percent of the votes. The FY 2018 Budget passed with 95 percent of the votes.

COMMENTS:

There were thanks from the floor for work the Board of Governors has done and a remark about the impressive turnout tonight.

ADJOURNMENT:

Lou Biondi moved that the meeting be adjourned. The motion was seconded by Larry Jennings and the January 10, 2017 Annual Meeting of the Cape St. Claire Improvement Association was adjourned at 9:05 P.M.

MEMBERS PRESENT:

Governors Breeden, Lamb, Myers, Szczytko, Vaccaro, and Zadera were present, as were Budget Committee chair Buchet and member Toy, and Administrator Coble.