

**CAPE ST. CLAIRE IMPROVEMENT ASSOCIATION  
ANNUAL MEMBERSHIP MEETING  
JANUARY 8, 2019**

The January Annual Membership Meeting of the Cape St. Claire Improvement Association was convened on January 8, 2019 at 7:31 P.M. in the Main Room of the Cape St. Claire Clubhouse. President Breeden called the meeting to order at 7:31 P.M. and thanked all for attending, wishing everyone a happy new year and hoping that all had a great holiday. He highlighted some of the last quarter's events, including the successful Halloween Happenings and the packed Breakfast with Santa, along with Santa at the Gatehouse, and thanked Susan Anderson and Mike Raeder for their efforts with that event. He also noted that the second annual Community Sing Along was a success. He said the Board has been busy with Beaches and Parks and the new playgrounds, Piers, the Clubhouse renovations, the Bond Bill, and the beach projects. He noted that Piers letters and contracts will be going out. He acknowledged all the work the Board has done and said they are a dedicated group. He thanked Town Manager Ryan Anderson for his work and Administrator Coble for 5 years of great work, and he thanked the groundskeeping crew, the seasonal employees and Jen Williams, our Piers Administrative Assistant. And he noted that the transition to working with a Town Manager has gone smoothly. Lastly, he wished Governor Lamb a happy birthday.

Our new District 5 Councilwoman, Amanda Fiedler spoke briefly. She said an acting County Auditor was recently appointed. She attended a Maryland Association of Counties (MACO) meeting where issues like education, health, and next-gen 911 were discussed. She has also been busy dealing with water problems caused by the record setting rains, and said the DPW is dealing with it. She has been working with Town Manager Anderson on Cape issues.

The candidates for various offices introduced themselves. Governor Breeden acknowledged the hard work of the Budget Committee. Incumbents Mike Buchet and Charlie Moore are running for reelection, with John Oliver and Brad Medley also running. There are 3 seats to fill.

Governors Lamb, our longest serving Governor, Zadera, and Breeden are also running for reelection to the Board of Governors.

President Breeden asked if there were any nominations from the floor. There were none.

**The Budget**

The proposed budget was presented to the membership at the October Quarterly Meeting, and it appeared in the Caper, as well. The difference between the Corporation's annual maintenance fee of \$10 per lot and the SCBD tax per tax account was noted. The proposed budget increases the SCBD tax from \$175 to \$190. At \$438,000, it is our main source of funding, with another \$250,000 coming from sources such as Piers, the Caper, the Clubhouse, and maintenance fees. Two year ago the SCBD cap was raised to \$200. The higher assessment of \$190 this year is needed to cover employee wages, like groundskeeping and beach attendants, administrative and insurance increases, as well as cleanup from storm damages and capital improvements to the beaches and parks and in the Clubhouse. We currently have 2,311 homes in the Cape, and 30 acres of Cape property along with numerous buildings and pieces of equipment. Piers established a \$55 per year capital assessment fee for 5 years, which will continue, along with a 12 ½% slip fee increase, to create a reserve for Piers maintenance.

We will be pausing on capital improvements this year.

Jane Barss noted how low our maintenance fee and our SCBD assessment are for the amenities we get, compared to those of other homeowners' associations.

President Breeden said it was time for anyone who has not yet voted to turn in their ballots.

**The Minutes of the October 23, 2018 Quarterly Meeting:** Phil Ourisson moved that these minutes be approved as written. The motion was seconded by Larry Jennings and the minutes were approved unanimously.

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

**The August 31, September 30, and October 31, 2018 P&Ls:** Phil Ourisson moved that these P&L statements be approved as presented. The motion was seconded by John Lyons and was approved unanimously. President Breeden noted that we passed our FY18 audit and have received our SCBD check from the county.

A break was taken from 8:01 to 8:11.

#### **OLD BUSINESS**

Town Manager Anderson noted that he has been here for 7 months, now. He noted that the porta-pots are gone for the season, environmental spraying for invasives continues at LC, and the new sign board is up. We have the permits for the new playgrounds and are waiting for the critical area variance hearing which should take place within 2 months. He said there are 5 separate variances needed in the critical area, due in part to our loss of beach which has changed our distance from mean high tide, and also due to changes in the open space requirements. He said the Deep Creek boat ramp has some issues with erosion which will be dealt with, noted that the Piers water lines have been drained and winterized, and said we have added 5 new ice eaters. Winglets will be going on the new Lake Claire boating pier gate soon and we might repurpose the old signboard at Deep Creek. Security cameras are up and running. We have a new pumpout machine at Deep Creek, and there is a new sewer grinder pump there. Sometime between February 10 and March 30 the new bathrooms will be going into the Clubhouse. Our insurance premiums have gone up but we have a lot more coverage, including general liability, an umbrella policy, a marina operator policy, worker's comp, coverage on our 20 structures and our tractor and truck. He said that tax issues dealing with our old tax ID number have been cleared up. He said the county project with the fire station step pools is ongoing, with trees and bushes there ready to plant, and the work at Graul's Field is awaiting inspection. Cat Branch stream restoration is continuing. A Lake Claire Drive project is coming up. Atlantis was removing bamboo from our land behind homes on Southview. There were 27 covenant issues to deal with. The county is working on clogged culverts and storm drains. He is attending a six month-long Watershed Steward Academy course, and he has gone to many meetings dealing with grant resources. He pointed out that we currently have 3 Watershed Stewards living in the Cape. He noted the yellow postcards for maintenance fees have been mailed and reminded people to put their vehicle information on the cards in order to get parking stickers. He mentioned that Councilwoman Fiedler has been more helpful to the Cape in her first 30 days than our previous Councilman was in 4 years.

President Breeden mentioned that there are ongoing Eagle Scout projects, including one to place bat houses throughout the Cape.

He also added that the Board is working on bylaw revisions and the ability to accept online payments.

He said that in the November Board meeting the Governors signed a resolution removing covenant number 6 from our covenants. We tried to that in the past but always fell short of the 85% homeowner threshold voting to do so. The state created a law requiring us to delete. Covenant number 6 is now removed from our covenants.

## **NEW BUSINESS**

President Breeden noted that the Board will have new officers after the election. We will continue to work on bylaw revisions.

Governor Szczytko said he working on technology issues regarding online payment.

We have submitted requests for permits for our beach restoration projects and may have approval this summer. We continue to look for funding from sources such as the Chesapeake Bay Trust, which could provide up to \$300,000 per project, DNR grants, and bond bills. Our bond bill request this year is cross-sponsored in both houses and in both parties. We are still looking at options with Greenvest. At some point, we will need letters of support from the community for these projects. The Alliance for the Chesapeake Bay is writing grants for us.

In response to a question from Phil Ourisson regarding our ability to get sand from the Little Magothy River Association dredging, President Breeden said that the next time that happens we should have a permit that would allow us to use it.

## **ELECTION RESULTS**

The following people were elected to the Board of Governors: Beau Breeden, Mary Lamb, and Jerome Zadera.

The following people were elected to the Budget Committee: Mike Buchet, Brad Medley, and Charlie Moore. President Breeden said that John Oliver was welcome to sit in on meetings.

The proposed budget passed, as did raising the SCBD assessment to \$190.

## **COMMENTS**

Lou Biondi mentioned that the Goshen Farm annual meeting will be Wednesday, January 16 at 7:30 P.M. in the Cox Meeting Room. He noted that it takes about \$15,000 to \$22,000 a year to maintain the property.

Phil Ourisson said that the CCC will sponsor a free presentation at the Clubhouse at 7:00 P.M. on March 22 discussing native honey bees.

Debbie Woods said the Chesapeake Children’s Museum will be holding an event at the Clubhouse on Friday night, February 1 to kick off African-American Awareness Month. Carr’s Beach will be featured.

Governor Lamb thanked President Breeden for his dedication to the Board, the community and his presidency.

President Breeden noted that this is our 70th year as a community, and mentioned a number of past presidents who also served long terms. He thanked everyone for caring for our community and noted that we are in a good position to move forward. He asked all to think about volunteer opportunities as well as running for office.

**ADJOURNMENT**

Lou Biondi moved that the meeting be adjourned. The motion was seconded by Mike Buchet and passed unanimously. The January 8, 2019 Annual Meeting of the Cape St. Claire Improvement Association was adjourned at 8:53 P.M.

**MEMBERS PRESENT**

Governors Breeden, Lamb, Macindoe, Roche, Szczytko, Schmidt, and Zadera were present, as was Town Manager Anderson.