

BOG Meeting September 14, 2020

In attendance were: Governors Bill Szczytko, Dawn Myers, Jeff Roche, Beau Breeden, Mary Lamb, Cheri Fairchild, Lisa Schmidt, Jerome Zadera, Matt Layman and Neil Macindoe, Town Manager Ryan Anderson, Budget Committee members Michael Buchet and Charlie Moore, and guests Michele Shipley, Becky Benner, Stacey Wildberger, Bob Bishop, Rosemary Stocker and Pat Furguson.

President Szczytko called the meeting to order in an online session of GoToMeeting at 7:32 pm. The meeting was the 6th virtual meeting due to the COVID-19 pandemic. He commended the residents for their patience and the board for their commitment to the pier litigation which was settled out of court. The pier on River Bay will be taken down with no more expense to the membership. Because it was settled, there was no official judgment on the ownership of the riparian rights. He thanked the beach attendants again for finishing the year strong, announced the Cape Cleanup this weekend, and stated that the county is still in Phase 2 of the pandemic reopening plan.

Governor Roche introduced residents Rosemary Stocker and Pat Furguson who are seeking variances for improvements to their homes. Mrs. Stocker would like to add a garage to her existing home. The planned garage would be 13 feet wide, causing it to fall 9 feet from the property line instead of the required 10 feet. He reported that all plans, drawings, and applications are in order and that her permits from the county are almost all approved, except for one pending at the health department. Mr. Furguson would like to replace his existing 40+ year old 12 x 16 ft shed with a new 16x 24 ft one. The current shed is 8 feet from the property line, has a concrete floor, electricity and water. The new shed requires a 12" foundation that would be placed outside the footprint of the existing slab, causing it to come within 7 feet of the line. To move it further into the yard would be cost prohibitive as it would require removing and repouring the existing slab, as well as moving the electrical and plumbing. After questions were asked by the board, the residents were thanked and informed that variances would be discussed further and voted upon in closed session.

Minutes of August 10, 2020 were reviewed. A motion to approve was made by Governor Breeden, seconded by Governor Fairchild and unanimously approved.

The P&L statement of June 30, 2020 was reviewed. A motion to approve was made by Governor Zadera. Governor Lamb seconded that motion and it passed unanimously. The P&L statement of July 31, 2020 was reviewed. A motion to approve was made by Governor Roche, seconded by Governor Breeden and passed unanimously.

COMMITTEE REPORTS

Town Manager- Town Manager Anderson reported the outstanding vegetation management plans. The yardarm for the main beach flagpole was installed on Sept 3. New beach attendants were hired to fill in for those who left for college, etc. and will hopefully return next summer. The last day of beach attendant coverage was Sept 13. Two swim buoys were removed Sept 14 for the winter from Lake Claire, with plans to remove buoys from the main beach on Sept 16. All but one portable restroom will be removed November 1. One maintenance crew member left for college and one is on a leave of absence, so there is now one maintenance person. Wood chips are needed in both playgrounds and he recommends waiting until spring to replenish and will check on pricing. Cape Conservation Corps and CSCIA will work with the county Watershed Protection and Restoration Project at Lake Claire Drive and Poplar Tree Drive. Mr. Anderson is looking for ideas on a memorial plaque for former Board president and long-term volunteer Josephine Gardner. The clubhouse will have a My Brother's Pantry event in the parking lot on Sept 16 pending submission of an insurance form. The water system failed a bacteria test on Aug 31 and was treated. It failed the retest on Sept 10 and will be retreated Sept 15. A UV treatment system is to be installed. The aerobics class will start back on Thursdays to fit within the modified cleaning schedule. Three Saturdays in October are rented with the conditions of 50% capacity, no one-day liquor licenses and therefore no alcohol, and masks in any shared spaces when not actively eating or drinking. There is a new contract with BFPE for yearly inspection and testing. The Cape Clean Up is still scheduled for September 18 & 19. The budget prediction for the clubhouse is down about 25%. The piers committee last met on Sept 1 and the next meeting is set for Oct 6 to plan a pier workday, potentially Dec 5. Slip holder reports were done on Aug 3 and Aug 28. Water lines are to be winterized on Nov 23. The oyster spat program is up and running and Brad Knopf can be contacted for instructions on picking up spat. The gate code for Lake Claire is to be changed before next season due to issues with others than slip holders causing problems on the pier. We still have 3 of 4 security officer positions filled and 20 of 30 days of September covered. The triennial riparian rights and land use letters are to be mailed Oct 1 but are still awaiting attorney review. A meeting was held on Sept 2 with the accountant to determine how to properly account for and report budget rollovers, employee benefits, and property tax and insurance reimbursements. The late SCBD payment of \$22,500 after June 30, 2020 will

still be attributed to FY2020 as monies held by the county. A request from the CSC Volunteer Fire Dept was received. Budget meetings were held Aug 14 and Sept 10 and a budget completed. CSCIA will not opt into the "Payroll Tax Holiday".

Beaches and Parks: Governor Breeden reiterated thanks to beach attendants and the hope for the current roster to return next year.

Budget: Governor Zadera reported that CSCIA will not opt into the Payroll Tax Holiday, the Social Security withholding suspension offered by the government. The meeting with the accountant went well and the accounting team and budgeting team agree on how finances are to be recorded and reported. He thanked all those who helped to remotely create a budget. Budget committee chair Buchet also thanked the committee, Governors Zadera and Breeden, President Szczytko and Town Manager Anderson for their hard work to make a balanced budget with no increase in SCBD assessment.

Covenants: Issues mentioned by Town Manager Anderson would be addressed in closed session.

Clubhouse: Governor Lamb said work arounds have been made for the water issues with the clubhouse. The Cape Clean Up is scheduled for September 18 & 19 but that the County will not provide a loader to compact the containers. Volunteers are needed to help direct residents and make sure they are taking items fully into the containers to avoid wasting space.

Caper: Governor Lamb reported a late Caper printing. She requests that articles be submitted timely.

Buildings: Governor Roche announced that there have been 16 more applications for building in 2020 than in either 2018 or 2019.

Events: Governor Lamb met with several businesses at the shopping center and has canceled the trick or treating there, as well as Halloween Happenings. Breakfast with Santa will be decided later but the Christmas Tree lighting is still planned.

Piers: Governor Breeden said the next piers meeting may have to be rescheduled to account for darkness. The piers budget was completed and given to the budget committee with no increase in the slip rental rates. A letter will be sent to slip holders regarding the issues at Lake Claire and the need for them not to share the gate code when changed.

Technology: President Szczytko reported that everything is going well with the website and Facebook.

OLD BUSINESS

Governor Breeden announced all permits and funding complete for the beach restoration project at Site #1, Main Beach and a March start on construction. For Site #2, Lake Claire, the Tidal Wetlands permit has been approved, awaiting approval by Army Corps of Engineers and then Anne Arundel County. The \$250K grant awarded may have to be accepted by Anne Arundel County and then passed to the Cape. CSCIA was made aware of another potential \$100K grant from US Fish and Wildlife for which he will apply. The original funding plan was below the expected budget because of planning for many contingencies and potential overages. The Site #2 plan is to be adjusted as needed to accommodate the funds available. If awarded this other grant, it may allow for fewer changes at Site #2. Abby Huntzinger, the liaison and grant coordinator with Alliance for the Chesapeake, will be changing jobs and is working to have all our paperwork in by the Oct 15 application deadline. He thanked Abby for her hard work and expressed his disappointment in losing her help, and said she is passing the project to a capable coworker. The contract for the work will need to be amended as the sites are now to be constructed at the same time.

NEW BUSINESS

Governor Myers requested approval to send a letter to the state delegates regarding the need for legislation that would prevent the issue that caused the litigation regarding the pier construction on River Bay Road. She has sent the draft to the Board earlier for review. A motion was made by Governor Breeden to approve sending the letter, it was seconded by Governor Fairchild, and passed unanimously.

Governor Fairchild reported a request by a resident to hold yoga classes at the main beach once a week during the month of October. The resident is to fill out an application for a party on the beach with all the pertinent information for the board to review.

Governor Breeden presented the proposed budget for FY2022, noting that it does not include an increase in the current SCBD assessment of \$195 per lot. While they recommend increasing the cap from the current \$200 to \$225 for FY 2023, they did not feel it necessary or prudent to increase the assessment when there was a carryover from FY 2020. Repairs and maintenance came in under budget due to several factor such as fewer tree removal needs and lower payroll costs. Security costs were also down due to unfilled positions. Caper advertising income is expected to stay about the same. Clubhouse income is expected to remain lower than usual for the foreseeable future. The Business Lot Owners Association and the Swim Club have previously

contributed to insurance and property tax expenses by paying the County and the insurance company directly. In order to more accurately show the expenses of the Cape, they will now reimburse CSCIA and that will show as an income line to offset the actual expense CSCIA pays. The piers budget also includes no fee increase and reduces the projected revenue for certain mud slips.

COMMENTS

Stacy Wildberger reported the Cape Conservation Corps (CCC) Native Plant sale on September 26 at 9 am. Weed Warriors will continue to work at the Serene Ravine on Wednesdays until it becomes too cold or too dark to do so comfortably. The CCC was awarded a \$700 grant for shrubs and ferns to plant at the Ravine, and planting will occur Oct 10 and/or 17. The path will be spread with new woodchips in early November. Eagle Scout Sam Papps is submitting his final plans to Governor Macindoe and will build benches on site at the Ravine. Girl Scout Gold Award candidate Olivia West is requesting an opportunity to do a project there. Mrs. Wildberger may also request to help with bamboo remediation at Lake Claire as part of the Watershed Steward program. She has enlisted the volunteer services of the owner of a home improvement business to help with excavation if approved.

Becky Benner announced the next Garden Club meeting to take place socially distant in the corral behind the clubhouse on Oct 6 at 5:30 pm with a seed and cutting exchange. The annual harvest dinner will be held on Oct 18 at the beach and catered by Broadneck Grill. Yard of the Month winners will be invited to the anniversary gathering in March instead of the Harvest dinner to maintain compliance with CDC guidelines for size of gatherings. She also announced the cancellation of the Goshen Farm open house as well as their Pasta Dinner.

ADJOURNMENT

A motion was made by Governor Fairchild to adjourn and move to a closed session. It was seconded by Governor Lamb and approved unanimously. The September 14, 2020 meeting of the CSCIA Board of Governors was adjourned to a closed session at 8:50 pm.

CLOSED SESSION

A closed session was convened at 8:52 pm and adjourned at 9:22 pm. Regular session adjourned at 9:23 pm.