

MINUTES
CSCIA BOARD OF GOVERNORS MONTHLY MEETING
APRIL 10, 2017

President Breeden called the meeting to order at 7:32 P.M. in the Cox Meeting Room of the Clubhouse. He welcomed Becky Benner and Larry Jennings from the Garden Club, and Ewa Cebollero, who was attending for a variance request. He noted that we are moving into our busy season with covenants, buildings, piers, beaches and parks, and Clubhouse renovations.

Ewa Ceballero presented her case for a side setback variance to 7 feet instead of 10. The need for this is the fact that the lot she is building on narrows as it gets closer to the road, and it's necessary to set the house in the narrow area to keep it clear of the buffer zone behind the house. She has county approval, has had the required community hearing, and has a survey. The Board said they would vote on the matter in closed session tonight and notify her by tomorrow.

Governor Zadera brought up another variance request from residents at 1254 Cedar Tree that had been made to locate a shed closer to a property line to remain in compliance with the requirement to be at least 20 feet from a well. The county has approved this and the Board will vote on the matter in closed session tonight.

March 13, 2017 Monthly BOG meeting minutes: Governor Lamb moved that the minutes be accepted. The motion was seconded by Governor Fairchild. Governor Myers noted a correction that was needed in her comments in Old Business. The change was made and the minutes were then approved unanimously.

February 28, 2017 Final Profit and Loss Statement: Governor Myers moved that this P&L statement be approved. The motion was seconded by Governor Szczytko and passed unanimously. President Breeden noted that there will be big changes to the Piers figures now that slip fees are coming in.

COMMITTEE REPORTS

Clubhouse: Governor Lamb is working with the Garden Club on replanting around the Clubhouse and receiving their invoices. There will be no invasive species. She has also talked with a contractor about kitchen and bathroom renovations.

Caper: Governor Lamb said the Caper is going strong and is fully funded. The June issue will be a coupon issue for local businesses.

Signboard: Governor Lamb said that the location of the Cape welcome sign needs to be addressed in conjunction with the placement of a new signboard.

Strawberry Festival: Governor Lamb said planning was in full swing and she added that the Easter egg hunt was a big success.

Technology: Governor Szczytko said the Caper has been posted, the Strawberry Festival site is up and being worked on, and he continues to work on the Piers database. He also did a computer backup recently.

Buildings: Governor Zadera said that things are coming in, and he's working on taking care of everything electronically with the forms and the residents. There was discussion of having a company begin scanning in building plans and documents as a trial run. Documents can be stored on their cloud and in our google drive. We have a quote from the company and we can scan old items as money becomes available.

Budget: Chairman Buchet said that it's time for the Board to start letting the Budget Committee know what will be needed next year, as the committee will begin meeting soon.

Erosion Control: Governor Vaccaro said that Brad Hill with Youth Sailing wants to plant beach grasses to the right of the Lake Claire crabbing pier. It will need to be discussed with Governors Breeden and Macindoe. She said she has a burn permit for April 23, with an April 30 backup date.

Events: Governor Fairchild said plans for July 4th are in full swing and the parade permit has been applied for.

Covenants: Governor Roche said are about 20 issues on the books, with some of them being old cases active with the county.

Treasurer: Governor Myers has been in contact with the county and with DNR trying to find clarification on the issue of whether or not we need a shore erosion control district in order to secure a less expensive loan for our restoration project. She has contacted Senator Reilly to get some help with the issue. She reiterated that, while our bond request was turned down this year, we did get attention for next year's funding cycle.

BCC: Governor Breeden said there will be a transportation forum at the Clubhouse on April 20 at 7:30 P.M. There will be multiple speakers discussing a variety of issues, including Sandy Point, the Bay Bridge, and the Severn River bridge work, which will begin this spring. Information will be on our web site and Facebook page.

BLOA: Governor Breeden said they are moving along on getting their SCBD for hooking up water. He also said there have been comments and questions from residents about the size and locations of the handicap parking spots.

Piers: Governor Breeden said that piers season is in full swing. He said 28 slips are changing hands and mud slips are filling up. There was some discussion of the wait list fees, how they compared to other communities, and how they might to keep the wait list down.

Security: Governor Breeden said things have been quiet in our beaches and parks but there was a big theft of sports equipment from Cape Rec Council. He said warm weather brings more vandalism and urged residents to lock their homers and vehicles.

OLD BUSINESS

Governor Breeden noted the new street lights on Cape St. Claire Road, the improved speed bumps and the new crosswalks. He said discussions are ongoing regarding the step pools and the Hilltop/Little Magothy/Cape St. Claire intersection and turn lanes.

Governor Breeden said we will be contracting with a new towing company, and they will be starting soon.

Governor Breeden said anyone over 18 years old can apply for a beach attendant job by emailing parks@cscia.org by April 30. This will also be mentioned on our Facebook page. He said we have some crew members returning from last year.

Governors Breeden and Macindoe will be working with Eagle Scouts regarding the projects they would like to do on our beaches and parks.

There was lengthy discussion on Biohabitats' report and moving ahead to the next stages of our beach restoration project. Governor Breeden had a talk with Joe Berg about some of the things the Board wasn't satisfied with and discussed suggestions with him that we had made at our last meeting regarding changes, challenges, and solutions. We will need more diagrams and studies in the next round. There will be a meeting set up with Sustainable Science in late April or early May to move ahead with the next step of the design phase so we can submit plans and get the application clock started. As we move forward and flesh out the documents we will have more information regarding survey costs and hydrology issues.

Governor Vaccaro said that she would still like to have a good working relationship with Biohabitats.

There was discussion on moving ahead with a town manager position by putting together a job description and beginning the process of posting the job and seeking applicants. He asked for 2 or 3 members to take on that task but all seemed interested. We would like to be able to update residents at the April membership meeting, get comments and feedback, and start posting the job in the summer for fall interviews and a decision. There was further discussion of just how a town manager would work with the Board and whether any by-law changes might be needed.

Governor Vaccaro noted that it is invasive spraying season and she would like to work on the reclaimed ravines along Lake Claire Drive. She has some grant money for maintaining the Little Magothy rain garden. She said she believes all the phragmites at Lake Claire have been dealt with and would like to start on the ones at the inlet.

NEW BUSINESS

Governor Vaccaro said someone is looking to make a concrete mosaic bench in memory of her husband to place in the middle ravine on Lake Claire Drive. Governor Breeden said that would be a Beaches and Parks decision. She also said she would like to put up an interpretive sign at the Little Magothy rain garden. Governor Breeden said she would have to check with county about permits and placement.

Governor Fairchild brought up the idea of adding a ticketed evening beach event to watch July 4th fireworks. There was some discussion which ended up concluding that, for a variety of reasons, this would not be feasible.

Governor Szczytko said he had thought that paying maintenance fees on line would be the way to go, but that available plug ins are not going to work. He asked if we wanted to create <http://my.cscia.org> as a way of allowing people to pay bills, reserve signboard and Clubhouse, and access forms on line. He noted that we will still have to allow people to do things the old-fashion way, as well. There was discussion of future maintenance, costs and security of such a system.

Governor Breeden brought up the annual request from Broadneck Grill to use two parking spaces for serving food and drink during Cinco de Mayo. A motion to grant this request was made by Governor Vaccaro, seconded by Governor Myers and was approved unanimously.

Governor Breeden brought up an issue that was raised by Amy Juras, a local realtor, in which she noted that the county and state assessors have designated 95% of Cape St. Claire housing as below average. This affects the ability to get mortgages, and affects sales prices and property values. The county and state will not provide any criteria for their determination of grade, but we need to understand what is going on and let residents know how this is affecting them. A motion to have the Board investigate the county and state rating system was made by Governor Vaccaro, seconded by Governor Zadera and was approved with one abstention.

COMMENTS

Becky Benner and Larry Jennings of the Garden Club noted that their annual plant sale will take place in the Clubhouse field on May 20. These are all locally raised plants and the sale is the Club's main fund raiser. They also said the Club will begin Clubhouse landscaping on Wednesday.

ADJOURNMENT

Governor Myers moved that the meeting be adjourned to a Closed Session. The motion was seconded by Governor Szczytko and the April 10, 2017 monthly Board of Governors meeting was adjourned at 9:13 P.M.

CLOSED SESSION

A Closed Session was convened at 9:17 P.M. and was adjourned at 9:27 P.M.

MEMBERS PRESENT

Governors Breedon, Fairchild, Lamb, Myers, Roche, Szczytko, Vaccaro, and Zadera were present, as were Budget Committee Chairman Buchet and member Toy, along with Administrator Coble. Governor Macindoe was absent.