

## BOG Meeting October 10, 2022

In attendance in person: President Beau Breeden, Governors Neil Macindoe, Joe Angel, Michele Shipley and Kim Pollack, and guests, Stacey Wildberger, Steve Arnold and Becky Benner. In attendance online: Governors Mary Lamb, Cheri Fairchild and Dawn Myers.

President Breeden called the meeting to order at 7:32 pm, thanked all for coming and gave a brief overview of the agenda. He noted that the Board has accepted the resignation of Town Manager Anderson. Mr. Anderson served as the Cape's first Town Manager for over four years and helped to establish the roles and responsibilities of the position. The Board will have to review the job description and begin the process to fill the position. President Breeden asked that in the meantime, governors step up to help with various town manager tasks. He encouraged all Cape residents to consider running for the board.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the September 12, 2022 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Angel and approved unanimously.

The financial statements for August 2022 were reviewed. A motion to accept the financials was made by Governor Angel, seconded by Governor Macindoe and approved unanimously.

### COMMITTEE REPORTS

**Beaches and Parks:** Governor Macindoe said the beaches held up well through the first nor'easter storm, but some cobbles moved down the beach and need to be returned. Many are still enjoying the beaches and parks, though it has quieted down. For issues at the parks, please email [parks@cscia.org](mailto:parks@cscia.org) or [security@cscia.org](mailto:security@cscia.org).

**Business Lot Owners Association:** No report

**Broadneck Council of Communities:** President Breeden said the BCC/CSCIA/Arnold Preservation Council Candidate's Night went very well. Fifteen candidates each spoke for 4 minutes. The panel led a question-and-answer session during which the audience was allowed to submit questions. Speeches can be viewed via the CSCIA Facebook page. President Breeden commended Governor Lamb on organizing food for the event, noting that every candidate thanked him, said it was the first venue to provide food and it was greatly appreciated. There will be a State Highway Administration hearing from October 12 from 6-8 pm regarding the Bay Bridge traffic to present findings of the various traffic studies.

**Budget:** Governor Angel reported that the draft budget was submitted to the board for vote tonight. Governor Fairchild said there is a new county count of taxable lots in the Cape to be discussed in old business with regards to the budget.

**Building:** Governor Shipley reported that there are three applications in process that she will review and discuss with President Breeden.

**Caper:** Governor Lamb complimented the articles in this month's issue.

**Clubhouse:** Governor Lamb reported that rentals are strong and that she is working on rewording the contract and adjusting the rental rates for FY2024. Discussion followed regarding taking reservations before the rate change and a clause for future rate adjustments.

**Covenants:** President Breeden said he is now managing issues that are reported through the Town Manager account with 311.

**Events:** Governor Lamb announced that the Cape Clean Up went well. Halloween Happenings will be at the clubhouse field October 22 and Trick or Treating at the shopping center on October 27. The equipment for outdoor movies has arrived and she hopes for a movie night soon. The next event being planned is Breakfast with Santa.

**Legislative:** No report

**Piers:** President Breeden reported the boating season is wrapping up. The next piers meeting is October 11 at 6 pm at Deep Creek to plan a winterizing workday. He also reported that the proposal written by Town Manager Anderson to plant subaquatic vegetation near the Lake Claire oyster balls was accepted by the county. It has not had final approval from the state but should allow the Deep Creek piers to be included as a spur dredge without mitigation fees when the county dredges the creek. Instead, the Cape would work with Anne Arundel Community College to harvest seeds to be planted in an area approximately one acre in size near the oyster balls. If after 3 seasons they have not thrived, the process will need to be followed again in another area. Slip holder renewal notices will be mailed December 1 after final review of slip use and damage from boats. The committee is seeking bids from contractors to replace the small pier at Deep Creek and around the boat ramp.

**Security:** President Breeden said that all four security positions are filled and 24 shifts for the month are covered.

**Strawberry Festival:** No report

**Technology:** President Breeden is working with Bill Szczytko to keep the website and Facebook updated.

## **OLD BUSINESS**

The Fiscal Year 2024 (FY24) budget proposal was reviewed. President Breeden noted that the FY23 budget was based on 2,320 taxable lots in the Cape. Per Anne Arundel County, that number has been reduced to 2,298 due to exemptions claimed, possibly veteran/disability waivers. The reduction means lower than expected income for the year. President Breeden noted that the SCBD budget must be presented to the county, the cap is remaining at \$225, and the actual assessment is proposed at \$210, up from the current \$200. With that increase, and increases in Caper advertising and clubhouse rentals, along with reductions in expenditures, the proposal shows a zero balance of income to expenses. A motion to approve the budget and accompanying letter to the community as presented was made by Governor Shipley, seconded by Governor Angel and passed unanimously. The budget will be presented at the October 25 quarterly membership meeting, printed in the Caper, and voted on at the January 2023 Annual meeting.

President Breeden reported that the sinkhole under the wall on the east side of the main beach is to be lined with landscape fabric and backfilled with rock by a contractor this week. He thanked Stacey Wildberger for her leadership with the various projects around the Cape with the Cape Conservation Corps and Watershed Stewards. Mrs. Wildberger noted that the Watershed Academy would like to formalize the relationship with the Cape to allow them to bring candidates to visit projects and to identify properties, both resident owned and CSCIA owned, that may benefit from a project to prevent runoff. The work could be done at no cost to the property owners.

Fairwinds Marina had requested an easement across the entrance to the Lake Claire beach in order to allow hookup to the county sewer at Lake Claire Dr. President Breeden said there are other options to consider such as seeing if the owners of the adjacent property would be interested in working with Fairwinds to be included in the project and have the pipe run towards their property and out Fairwinds Drive instead. Many questions remain unanswered and there is concern that having the pipe and easement could compromise future restoration plans for the Cape.

The Little Magothy River Association (LMRA) had requested funds to dredge sand that has prematurely accumulated at the inlet from the Magothy River. President Breeden said LMRA is to check if sand moved out naturally by the hurricane, and that there are not funds available to pay for the dredge unless taken from the beach restoration. LMRA received a quote of \$19,000 to do the dredge, but that does not include permits or placing the sand on the beach. It is unknown if current permits would cover the work, and we are awaiting responses from LMRA, the county, state and contractor. Total cost could be as much as \$25-35,000. The piers committee could potentially want to help pay for it, but with the potential dredge at Deep Creek, there may not be enough to cover both.

## **NEW BUSINESS**

President Breeden said if CSCIA is to fill the town manager position, a search must be initiated. Previously, funds budgeted for the town manager salary were used to enlist the employee search services of AeroTek, who solicited hundreds of applications and presented CSCIA with the top 5, who were interviewed by board members. Discussion followed regarding the previous pool of applicants, rewriting the job description and contract, consulting with other communities who have similar positions, etc. A motion was made by Governor Angel to formally begin a search, was seconded by Governor Macindoe, and passed unanimously.

Four photos were presented as potential covers for the 2023 Cape calendar. A motion was made by Governor Angel to accept the first picture (of children playing in the water) as the winner, was seconded by Governor Shipley, and passed unanimously.

President Breeden was asked by the Eastern District police about the potential for community service hours for someone who was convicted of manslaughter and has served jailtime. The family of the victim has asked that the community service be performed on the Broadneck Peninsula. Discussion followed regarding opportunities, limitations, supervision, community reaction, etc. President Breeden will remain in contact with the families and the court.

Governor Angel commented on issues with speeding on Cape roadways. President Breeden explained that the police will only do studies on roads with at least 1,000 cars per day and that we consistently fall below the level of speed exceedances that would qualify for intervention. Governor Angel agreed to the suggestion that he spearhead a campaign to raise awareness of speeding issues.

## **COMMENTS**

Stacey Wildberger announced the Cape Conservation Corps (CCC) plant sale was successful, and with the cancellation of the Harvest Bash, has become a fundraiser for CCC. Watershed Steward candidate Lydia McPherson-Shamberger had to combine her workdays due to Hurricane Ian but it went well. Mrs. Wildberger thanked volunteers and Matthews Hauling for their generous donations of time, noting that over 40 bags of invasive plants were removed. Trees were planted at the Little Magothy beach park. She thanked Richard's Tree Service for their donation of wood chipping and the resulting pile of chips to be spread along the walking path. Shrubs are to be planted there as well, possibly as part of a Girl Scout project. Weed Warriors will continue working at Little Magothy beach and Serene Ravine as long as weather permits. On November 4, CCC will have speakers Jackie Speck from the Nature Conservancy and President Breeden discussing erosion control in local waterways. Spraying of Bushkiller vine at the Serene Ravine was successful and will be checked in the spring to see if more intervention is required. President Breeden added that BioHabitats updated the technical memo for beach restoration sites to include work completed.

Resident Steve Arnold contested claims that the cobble bar is working to prevent erosion, that during the latest storms water still filled in the sinkholes in the area, and that at low tide, the rocks are a danger to walkers. He asked if CSCIA has data to show what is happening after installation of the jetties. President Breeden said the jetties were designed to prevent nor'easter storms from removing sand, and the cove made to retain sand during northwesterly winds. Reports are received somewhat regularly showing where sands are accreting, remaining stable, or being lost. He noted that the residents of the house adjacent to the park reported the sinkhole under the wall and that even with it being covered by the current permits, it still took 5 months to complete the repair. There is no grading permit in place for work to be done on the beach adjacent to Mr. Arnold's property. Mr. Arnold said he would like to have the part of his wall that is on Cape property moved back onto his property and the undamaged parts left as is. President Breeden responded that Mr. Arnold must submit a formal application that will be reviewed in good faith as with all other applications CSCIA receives. Regarding the exposed drainpipe on the main beach by the new jetty, President Breeden reported that county workers cut the exposed part off at the wall at Mr. Arnold's yard, through which it passes, and Mr. Arnold said he does not want to pay for any repairs to the drainpipe. President Breeden said he does not know county plans for it, but as there is an easement agreement in the land records for that pipe, what happens is between Mr. Arnold and the county. Mr. Arnold was asked if he would like assistance in moving the rocks from his wall that washed onto Cape property back to his property and he said he would welcome the help. Governor Macindoe will coordinate a workday and volunteers.

Becky Benner announced the cancellation of the Goshen Farm Harvest Pasta Dinner. She said the Garden Club will hold its Harvest Dinner to celebrate the Yard of the Month winners for 2022. They will have a family friendly workshop in the clubhouse on November 1 to make table centerpieces and birdseed ornaments. On November 29, they will make wreaths for the library and for doors at the clubhouse, office and guardhouse, as well as two for light poles at the State House.

#### **ADJOURNMENT**

A motion was made by Governor Angel to adjourn, seconded by Governor Fairchild and approved unanimously. The October 10, 2022 CSCIA Board of Governors meeting was adjourned at 9:04 pm.

**CLOSED SESSION:** No closed session