

BOG Meeting October 11, 2021

In attendance in person: President Jeff Roche, Governors Beau Breeden, Neil Macindoe, Cheri Fairchild, Mary Lamb and Dawn Myers, Town Manager Ryan Anderson, budget committee chair Michael Buchet, and guests Becky Benner, Stacy Wildberger and Bob Bishop. No one attended virtually.

President Roche called the meeting to order at the clubhouse at 7:33 pm. He thanked all for attending.

Minutes of the September 13, 2021 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Myers and unanimously approved.

The financial statement for August 2021 was reviewed. It was noted that at two months into the fiscal year, the clubhouse reached 25% of expected revenues for the year and that the legal fees are at 60% of expected expense. A motion to approve was made by Governor Breeden, seconded by Governor Fairchild and unanimously approved.

COMMITTEE REPORTS

Beaches and Parks: Governor Breeden reported that the portable toilets will be removed in stages, all to be out by end of November. Requests for beach use continue to come in and we have had over 100 events this year. Governor Lamb asked if there was any progress with the scout project to address erosion and run off issues with the path from Hilltop to the back of the Cape Pool. Governor Macindoe said he has not heard how permitting is going and will follow up with the scout.

Business Lot Owners Association: See Town Manager report.

Broadneck Council of Communities: Governor Breeden reported that he attended the general meeting in September with Jim Ports, executive director of MDTA, regarding the Bay Bridge. About 60 people attended and there was good exchange, with MD Senator Ed Reilly, MD Delegate Heather Bagnall, AA Co council member Amanda Feidler participating in the forum. A council resolution has passed to join Queen Anne's County and Anne Arundel County with an 8-lane bridge to replace the existing Bay Bridge. The spans are about 70 and 50 years old and were designed to last about 50 years. The cost to maintain them for the next 20 years is estimated at 3.25 billion dollars and the estimated cost of a new bridge is 5 billion. The likelihood of a bridge at another location is slim.

Budget: See old business.

Building: President Roche reported building requests are slowing down and Town Manager Anderson continues to do the initial work verifying information. There is one current issue with a builder not contacting CSCIA before new construction.

Caper: Governor Lamb asked that articles be submitted timely and reported that the cost cutting measures are working. To raise additional revenue, a coupon issue will run with holiday coupons for local businesses.

Clubhouse: Governor Lamb reported rentals continue to increase. A request was received to put up a tent for a rental, but she has concerns that the tent company would not have it removed before the next booking.

Covenants: No report.

Events: Governor Lamb reported the Halloween Happenings will have a petting zoo, hayride, slide and other usual events. After trick or treating at the shopping center on Thursday, October 28, the next event will be the Christmas Tree lighting.

Legislative: No report.

Piers: Governor Breeden reported the pier season is closing and the last meeting for the year was held. Water lines and the water system will be winterized by late November, as well as portable toilets removed. A list has been compiled of those not complying with the contract. Contract renewals for next year will be sent December 1. The bubbler system will be installed this year by the maintenance crew and Town Manager Anderson instead of volunteers to hopefully prevent damage to the equipment. Pier deck boards are being replaced as needed. The replacement of pilings, decking and ledgers at the Deep Creek Large pier will be done in the October/November time frame. We are waiting to be contacted by the dredging contractor for Deep Creek to get answers to questions about being included in the dredge. Anne Arundel County does not yet have their permits to start the project.

Security: Governor Breeden said this month has been quiet, with incidents only at the shopping center.

Strawberry Festival: No report.

Technology: No report.

Town Manager- Town Manager Anderson reported the watershed steward candidate will remove invasive species at Deep Creek on October 23. Volunteers are encouraged to help. Stacy Wildberger added that replanting with native species is

scheduled for November 6 and Mr. Anderson said he will follow up on that with the watershed steward candidate. The county Mosquito Control program has ended for this year and will restart in May 2022. Portable toilets will be removed by the end of November. The line item is over budget for portable toilets due to increase in rental fees and that has been adjusted in the proposed FY22 budget. On November 19, Town Manager Anderson and Governor Breeden will attend court regarding a trespassing issue that occurred at the main beach after park hours. The clubhouse will have interior painting and drywall repairs this winter. The main clubhouse door handle was broken, and Carl's Keys did an emergency temporary fix on Friday to secure it and make it useable for the weekend rentals. The trailer is being repaired and will be ready for Halloween Happenings hayrides. The tractor will have an oil change and steering adjustment the week of October 18. The truck registration was renewed, and the emissions check is to be done. Large debris was removed from the Deep Creek pier area and pump out requests need to be in soon to complete before water is shut off on November 22. Due to a hard drive failure, a new DVR and new cameras will be installed at Lake Claire. Road resurfacing is still in process with more scheduled. Original plats of Cape St Claire show no build zones along parts of Riverbay Road and there is a non-approved structure that has already been built. A 4th security officer will hopefully be hired soon. Only 17 of 31 dates in October are covered by officers and the rest by the Town Manager and Governor Macindoe. Outdoor dining is scheduled to end November 1, with removal of seating due by November 10, but there is a county council hearing scheduled on November 1 to potentially extend outdoor dining until January of 2023. The SCBD audit was completed on time and paperwork submitted to the county early. The carryover amount from FY2020 to FY2022 is about \$45,000. The maintenance fee postcard order for 2022 has been received and will be mailed to residents in late December or early January.

OLD BUSINESS

Governor Breeden reported that permits are being submitted to the county for the beach project. The Maryland Department of the Environment 45-day comment period has ended, and comments are being received. It is hoped that Site #2 will be completed as planned and that Site #1 will have the cobble beach (1–2-inch stone and sand mix underwater slope to mitigate wave action) installed. Sand placement is to coordinate with the dredge of the Little Magothy. Approximately 1,000 cubic yards of sand are expected and about 750 cubic yards of that are to be placed along the Main Beach up to the stairs. With cost savings from Site #1, there is still money in the original \$975,000 commitment to add sand and possibly a small groin feature to help speed up sand accretion. No new contracts would be needed, just an amendment to extend the time period for maintenance into next year. A phone conference will be held with the owners of the 4 homes on Riverbay regarding the timeline for Site #1. The process is slow and arduous for tidal wetlands permitting and cannot be sped up because of storm damage to retaining walls. It is frustrating to residents, but the project is working and there is data to support that claim. It just takes time as sand moves in and out with wave, wind and storm action. The \$250,000 bond bill funds are available at the Board of Public Works. Capital money of \$250,000 is in the state FY22 fiscal budget and a request letter to have the funds released will be sent to the Comptroller. The \$25,000 grant from 2019 has been received. Any monies left over will create options of paying towards the loan, moving on other sites, creating a beaches maintenance fund, etc.

President Roche noted that he will provide updates on old legal issues in closed session.

Governor Breeden introduced the proposed budget to be approved by the Board for the fiscal year running from July 1, 2022 through June 30, 2023 to present at the October 2021 Quarterly Membership meeting and publish in the Nov/Dec Caper for vote at the January 2022 Annual Membership meeting. As written, the proposed budget increases the SCBD fee \$5 to \$200/tax account with the cap held at \$225. The rollover from FY20 is \$45,528, about \$4,000 more than expected which allowed for some adjustments. The payroll benefit increase is due to the changes to minimum wage and cost of living increases for employees as well as a new unemployment insurance rates. We went from 0.008% to 2.2%, which means about a 2% increase to all W-2 income. That was a state mandate to build COVID recovery funds. The salary benefit deferral line for staff bonuses and benefits was not included in the W-2 income calculation in prior years. Governor Lamb's work to cut printing costs on the Caper created a large savings. If revenue comes in as expected, The Caper will be revenue/expense neutral. Included in the budget proposal is \$20,000 for clubhouse improvements, which added to monies from this year's budget, makes \$50,000 for office renovations. Most other budget changes are nominal for usage adjustments and inflation. The budget is balanced at \$753,708. A motion was made by Governor Breeden to approve the FY23 budget as presented. It was seconded by Governor Myers and approved unanimously. President Roche thanked the budget committee.

Governor Breeden also made a motion to approve the letter sent to the Board via email that is to accompany the budget in The Caper, allowing for final grammatical and punctuation corrections by the office administrator. It was seconded by Governor Myers and passed unanimously. Governor Breeden thanked Governors Myers and Shipley, the budget committee members, Town Manager Anderson and President Roche for their work.

NEW BUSINESS

Governor Breeden reported the Garden Club requested memorials for past members at Deep Creek and Little Magothy park. In addressing the request, he has found some issues. Based on recent legal matters, beach policies and signage need updating. There are already several memorial benches and limited space, so not all requests can be accommodated, and there are

restrictions on structures and what kind of trees can be planted. He recommends reviewing policies and open vegetation management plans before approving any new requests. He will do a site visit with the Garden Club to see what can be done.

COMMENTS

Budget committee chair Michael Buchet thanked all those involved in helping to create the budget and thanked the board for approving it as proposed.

Becky Benner reported the Goshen Farm Harvest Pasta dinner has been canceled. Broadneck High School groups such as special needs students, a painting class and the botany club have been using the farm for activities. A Nature Playspace is being built at the farm for young children to develop gross motor skills. A balance beam, tunnels, and pollywog “plants” are some of the features. Donations were solicited, and a generous donation was made to make it possible.

She added that the Garden Club has been maintaining various sites around the Cape. Pansies will be added to the clubhouse flowerbeds. Many plants are being left for the winter to provide wildlife habitat. The Harvest Dinner is scheduled for October 17 on the main beach. The club will go to Brookside Gardens in Wheaton on November 11.

Stacy Wildberger said the Cape Conservation Corps native plant sale was successful, with extra plants planted at the Serene Ravine along with those purchased with the EcoAction grant. She added that delivery of the plants on the Friday before the sale directly to the clubhouse field would be more convenient than having to move them from the home of a CCC member. She is concerned about the security and will work on a plan for next year. The permit for spraying Bushkiller vine has been approved and the first spraying could occur October 15. Weed Warriors continue to pull Bushkiller vine down but are leaving it on the ground for spraying. About a week after the first spraying, dieback will be assessed, and plans made for subsequent sprays. The county permit has been obtained for a 24x36 inch informational sign to be installed at the ravine. The sign has been ordered and will be installed by the sign company in 6-12 weeks. The path is to be mulched in November.

ADJOURNMENT

A motion was made by Governor Fairchild to adjourn and move to a closed session, seconded by Governor Myers and approved unanimously. The October 11, 2021 CSCIA Board of Governors meeting was adjourned to closed session at 8:32 pm.

CLOSED SESSION

A closed session was convened at 8:34 pm and adjourned at 9:24 pm. The regular session of the October 11, 2021 meeting was adjourned at 9:24 pm.