

BOG Meeting November 13, 2023

In attendance in person: President Beau Breeden, Governors Jennifer Connor, Mary Lamb, Matt Layman, Neil Macindoe, Kim Pollack, Michele Shipley, Jerome Zadera, Town Manager Frank Tewey and guests Steve Arnold, Becky Benner, Matt Cerame and Stacy Wildberger.

President Breeden called the meeting to order at 7:31 pm, noted it has been a busy month with a quarterly meeting, finalizing the budget and capital reserve study, and changing by-laws and articles of incorporation. He gave an overview of the agenda and thanked Governor Lamb for a successful movie night and Halloween event.

BUILDING VARIANCE

Town Manager Tewey and resident Matt Cerame of 1124 Crestview Drive presented a request for a two-foot variance on the building application for a shed. The 8x10 shed would abut a retaining wall if placed at the 10-foot side setback line. Mr. Cerame presented other options and why they were not preferred. He has spoken to neighbors on that side who does not oppose the shed. He was told further discussion would be held in closed session and Mr. Tewey would contact him with the decision or any follow-up questions.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the October 9, 2023 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Shipley, and approved unanimously.

The financial statements for September 2023, end of the first fiscal quarter, were reviewed. A motion to accept was made by Governor Zadera and seconded by Governor Layman. Cash balances of the CSCIA bank accounts are about \$162K for the operating funds of the corporation, \$200K in beach project grant funds, \$242K in piers operating/capital improvement funds, and the Special Community Benefits District (SCBD) operating funds of about \$153K. The motion passed unanimously.

TOWN MANAGER REPORT

The capital reserve study was finalized and is posted on the CSCIA website. He has drafted frequently asked questions (FAQs) to add. Office Administrator Coble mailed land use/riparian letters as certified mail, but most were delivered without requiring a signature. Some were missing when residents went to the post office to pick up after being notified that the letter was there. Letters are available in the office for anyone who needs one.

The clubhouse is booked for all weekends, except one Saturday due to cancellation and a few Fridays, through the end of the year.

The proposed fiscal year 2025 (FY25) budget was presented at the October quarterly meeting. The required reserve study funding accounts for \$45 of the Special Benefits Community District (SCBD) increase and \$45 of the slip fee increase.

Security officers are covering 12 of 30 shifts with one more officer to be scheduled. Another officer is being sought.

The second Movie Night on the Beach was held on October 29, sponsored by Til Next Time hair salon, and was very successful. Special thanks to Thor Harris for setting up the equipment.

Pier boards were replaced as needed. Winterization of the piers is scheduled for November 30.

The memorial bench for Tripper Logan was approved and will be ordered. Expected delivery is 10-12 weeks. The Logans will reimburse.

Benches are being requested by the Garden Club but placement needs to be approved and possibly permitted.

Six standard building requests were received, 5 approved and one variance presented. Two pier/bulkhead agreements are in process.

CSCIA prepared written testimony regarding county bill 69-23, which establishes a process for written notice of changes to zoning, asking for a longer timeframe for required sign postings. No updates on the Chesapeake National Recreation Area.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): No report.

Beaches & Parks: Governor Macindoe said he will need help to close the beaches this month when police are not scheduled. Governor Layman offered to assist. Governor Hayes may be available also.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: Governor Zadera reported the county SCBD FY25 budget request form was received and is due January 31, 2024.

Caper: Governor Lamb said there are still issues with the Caper being delivered by the postal service.

Clubhouse: Governor Lamb reported rentals are still strong.

Events: The Christmas tree lighting is scheduled for November 26, with the Baptist church providing hot chocolate. Santa and Mrs. Claus will attend. Breakfast with Santa is December 9 and reservations are filling up. Governor Lamb said Movie Night events have been popular. Davy Dance Studio will sponsor the next one, probably in December and as a drive-in.

Grants: No report.

Legislative: See Town Manager report.

Piers: President Breeden reported water at the piers will be turned off and the system winterized November 30. Contracts for slips will be sent out about December 1 with rate increases that will apply to the CSCIA budget for FY24, though the contracts will run through January 2025. Some slip renters have moved away from the Cape, so after contracts are received, moves will be made, and open slips offered to the waitlist. Bids will be sought for replacement of the small Deep Creek pier and the area around the boat ramp. Work will likely be done in winter 2024/25, but funding has already been set aside for that purpose.

Security: See Town Manager report.

Strawberry Festival: No report.

Technology: No report.

OLD BUSINESS

President Breeden asked for governors to review the FAQ's for the capital reserve study and contact Town Manager Tewey with edits.

President Breeden reported the contract for BioHabitats to work on the CSCIA part of the dredge of the Little Magothy inlet and sand placement is ready for approval by the board. The Little Magothy River Association has not approved a contractor yet, but it is hoped that the dredge can still be done by the February 15, 2024 deadline.

Revisions of the Bylaws and Articles of Incorporation have been amended as needed by the Board of Governors and reviewed by the attorney. A motion was made by Governor Connor to approve the amended Articles of Incorporation as written in the email sent on November 13, and seconded by Governor Lamb. Discussion followed regarding recommendations from the attorney to include original draftees, etc. The motion passed unanimously. A motion was made by Governor Shipley to approve the draft ByLaws with the addition dates of previous amendments. Governor Connor seconded the motion and it passed unanimously. The draft will be posted on the website, email/Facebook blasted, and printed in the Caper for review and comment by membership before the vote in January to accept.

NEW BUSINESS

President Breeden announced that 4 governor terms are completed this year: Governors Zadera and Hayes were filling in for partial terms, Governor Shipley is completing a three-yeaterm, and Governor Mirani is completing a one-year term. Governor Lamb asked that anyone running for reelection provide a bio of 350 words or less for the Caper by this weekend. If anyone knows of others interested, tell them to reach out to be added to the ballot.

Amendments to the Special Community Benefits District agreement with the county are needed to allow for long-term savings as required by Maryland. Edits were made by the lawyer to include deeded records and "but not limited to" wording. Governor Shipley recommended language be added to provide flexibility in case of future changes in laws. It is hoped to get the request in soon before the potential rush of bills regarding zoning changes. A motion was made by Governor Shipley to accept the draft pending legal review of her recommendation, seconded by Governor Connor and approved unanimously.

Town Manager Tewey presented a bid to replace the 6-foot privacy fence that runs the length of the clubhouse field behind houses on Riverbay Road with similar fencing. A section of the existing fence fell due to trees pushing against it. Several posts along the fence are rotted. Discussion followed regarding other types of fences, whether to repair, replace or remove, the necessity of a boundary survey, notification to neighboring residents, tree removals, etc. It was decided that Mr. Tewey will get more information and pricing.

COMMENTS

Becky Benner reported the Garden Club has requested two benches and plantings in memory of deceased members. Wreaths will be made on November 28 for the clubhouse, guard shack, library and Lawyer's Mall.

Mrs. Benner also announced the November 17 annual membership meeting for Goshen Farm. The meeting will be held at the clubhouse and available online and will include the election of officers and board of directors.

Stacy Wildberger said the Cape Conservation Corps (CCC) used the Unity grant to purchase hundreds of trees, shrubs and perennials which have been installed at the Serene Ravine and Little Magothy beach. Wednesday Weed Warriors continue mulched paths and have one more workday in 2023. The November 3 speaker event featuring David Sikorski from Coastal Conservation was successful. He gave a presentation on the oyster reef created in memory of Noah Anderson. The auction of art provided from the plein air event, and the raffle of a vintage guitar provided by Rob Hamilton raised funds to be donated to Coastal Conservation for the reef. Planting and mulching for a Habitat for Humanity event was done in partnership with a Broadneck High student. The last spraying for 2023 of Bushkiller weed was completed. Ivy is to be removed from trees beyond the 100-foot buffer at Deep Creek in conjunction with Save Our Trees on December 9. A Girl Scout has requested to install two little libraries on the paths at Serene Ravine and Little Magothy beach. They would not be typical lending libraries, but contain educational materials about the plants and animals in the area, sketch books for use by visitors, etc.

ADJOURNMENT

A motion was made by Governor Shipley to adjourn to closed session, seconded by Governor Connor and approved unanimously. The meeting was adjourned to closed session at 8:36 pm. The closed session occurred from 8:37 pm to 9:12 pm. The November 13, 2023 CSCIA Board of Governors meeting was adjourned at 9:12pm