

## BOG Meeting November 8, 2021

In attendance in person: President Jeff Roche, Governors Beau Breeden, Neil Macindoe, Lisa Schmidt, Michele Shipley and Dawn Myers, Town Manager Ryan Anderson, and guests Becky Benner, Stacy Wildberger and Bob Bishop. No one attended virtually.

President Roche called the meeting to order at the clubhouse at 7:31 pm. He thanked all for attending and for making serving on the board a priority. One board member resigned because of a conflict of interest due to ongoing issues with a resident. President Roche has been asking for anyone interested in serving to contact him for more information but is getting little feedback. He also said that a building variance request regarding 1003 Lakeview Lane would be discussed in closed session. The homeowner is requesting to be allowed a 6-foot fence in front of the house for protection from a neighbor. The current covenants allow only a 4-foot fence.

Minutes of the October 11, 2021 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Shipley, seconded by Governor Breeden, and unanimously approved.

The financial statement for September 2021 was reviewed. Governor Breeden noted that clubhouse rentals and Caper revenues were higher than expected at this point in the year. A motion to approve was made by Governor Breeden, seconded by Governor Fairchild, and unanimously approved.

### COMMITTEE REPORTS

**Beaches and Parks:** Governor Breeden said the beaches have been very quiet except for the big storm on October 29. He thanked Town Manager Anderson and the maintenance crew for quick response in shutting down and reopening the piers and cleaning up damage.

**Business Lot Owners Association:** See Town Manager's report.

**Broadneck Council of Communities:** Governor Breeden reported that the BCC will host a meeting with State Highways to address a proposal on how to handle traffic on Rt 50. They are to come with 3 solutions on how to better handle the exits on the Broadneck Peninsula towards the Bay Bridge. Currently a gate system is being constructed at the bridge to speed up opening and closing when switching directions of lanes. He thanked Pat Lynch for her work with that. Governor Breeden was appointed to the Stakeholders Advisory Committee for the Broadneck area (Region 4) by the county executive. The committee, made up of nine 15 member teams, is to work with the county on Plan 2040 to help decide on land use, transportation use and other issues. The committee was to start in May and work for 12-18 months but was announced in November, so the timeline is unclear. CSCIA and BCC will be allowed to give input and Governor Breeden will take those ideas to the county.

**Budget:** See old business.

**Building:** President Roche reported he is catching up on building requests and Town Manager Anderson continues to do the initial work verifying information. He said he would like to work with someone to take over the committee when his tenure is finished. Discussion followed regarding a request to replace an existing fence. The homeowner purchased the home with a fence already over the property line onto CSCIA property. It was determined that a new fence must follow the building code as written.

**Caper:** Governor Lamb emailed notes thanking those who submitted timely articles. The coupon issue was mailed and because of the good reception by the merchants, 2 more are scheduled for FY22. Biographies of those running for election to the Board of Governors will be printed in the Dec/Jan issue. Articles must be submitted by Nov 22.

**Clubhouse:** Governor Lamb's notes stated that rentals remain steady. The custodial service continues to fall short of expectations and she is looking into other options. She has contacted the flooring company regarding some damaged areas in need of replacement.

**Covenants:** No report.

**Events:** Governor Schmidt said that she will work with Governor Lamb on Santa at the guardhouse and tree lighting scheduled for November 28. Hot chocolate will be provided by Riverbay Roadhouse. Governor Lamb's notes thanked those who helped make Halloween Happenings a success and that Breakfast with Santa registrations have begun to arrive for the Dec 11 event.

**Legislative:** Governor Myers said that Delegate Bagnall wants to reintroduce her riparian rights bill. The legislation that has already passed requiring HOA's etc. to receive notice has fulfilled the CSCIA need, so Governor Myers only recommended to Del. Bagnall that the bill include that if someone must go to court to defend their riparian rights, damages for legal expenses automatically be awarded when those rights are proven. She also reported that the state is redistricting. She asks that people pay attention and speak up to their representatives. Also, the last time congressional districts were drawn, Cape St Claire was to be split into two different districts. According to the state constitution, neighborhoods are to be contiguous, so that did not

pass. With elections coming up, candidates will be coming to neighborhoods, so she recommends that people speak with them and say what is important to the neighborhood. By having representation, we were able to get funding for the beach project, the tolls booths were removed from the Bay Bridge, flooding issues were addressed and more.

**Piers:** Governor Breeden reported the pier season is coming to an end. Letters of nonrenewal were sent to those who failed to meet the contract requirements for 2021. There is an appeal process they may follow if they so choose. Water lines and the water system will be winterized, as well as portable toilets removed. The replacement of pilings, decking and ledgers at the Deep Creek Large pier is scheduled to start later this week.

**Security:** Governor Breeden reported minor late-night issues at the beaches. He encouraged everyone to lock their doors as there have been a rash of thefts of items from cars along College Parkway. Do not store valuables in cars. In case of emergency, call 911, or in event of a non-emergency such as suspicious behavior, call AACO Police at 410-222-6145. CSCIA has no authority on the county roads so please call the police for any vehicle related issues.

**Strawberry Festival:** No report.

**Technology:** Governor Szczytko sent an email that he is doing the usual technology updates.

**Town Manager-** Town Manager Anderson reported Jeanne Martin completed her watershed steward capstone project removing invasive species and replanting with native species at Deep Creek. 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, Governor Breeden will attend court regarding a trespassing issue that occurred at the main beach after park hours. The first and second spraying of herbicide on the Bushkiller vine at the Serene Ravine have been completed, die back is being seen and a report will be sent by the contractor. The clubhouse interior painting has begun. The tractor was serviced, the truck registration was renewed, and the emissions check completed. We had minimal damage from the October 29 storm compared to some others in the area. Due to safety concerns with electrical systems and kids jumping waves, the beaches and piers were closed until safe. The piers waitlist is now over 90 people. The gate lock at Little Magothy was replaced and was working, but an adjustment was needed after the storm. Pump out requests need to be in soon to complete before water is shut off on November 23. Deep Creek dredging by the county is awaiting county permits. The spur dredge application was approved but there is still no answer regarding the Lake Claire beach project in lieu of the fee for underwater vegetation removal fees. The Deep Creek pier repairs are to begin soon. Cameras are working at Lake Claire. Road maintenance is ongoing. A 4th security officer will start on the 17th. Outdoor dining was extended until January of 2023 and Mr. Anderson will make sure insurance is kept up to date. The SCBD audit was completed, and he reminded the Board that the approved budget will be due to the county in January. There is still an issue with having enough cloud storage for electronic records.

## **OLD BUSINESS**

Governor Breeden reported that the storm has complicated the beach project by destroying the retaining walls at the homes adjacent to the main beach where the cobble bar and groin are planned. Permit applications are in at the county, state and federal level. Governor Breeden and Town Manager Anderson met with county executive Stuart Pittman, two members of the county Inspections and Permits department, MD Delegate Bagnall, county councilwoman Amanda Fiedler and three homeowners to show the damage being done in an attempt to get the permits through the process in a timely manner. The dredge of Little Magothy cannot begin until the permit to accept the sand at the beach has been approved and the dredge can only be done between Oct 15 and Feb 15. The state will not approve the dredge until the county permit is approved and the county is awaiting state approval to complete the county permit. The current expected time frame is now to start at Site #1 with a 10 ft groin and a small cobble beach in December, move to Site #2 and complete it as planned, then move back to Site #1 to extend the groin and the cobble beach if those permits are approved in time. The small groin and cobble beach are minor modifications that can be done, the larger versions are major modifications that had been part of the original plan but were removed due to legal issues at the time. If all permits come through in time, there will not be a second mobilization fee required. If not, the cost would be approximately \$50,000. 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. The other issue is the removal of the debris from the damaged retaining walls. The state and county are not in agreement, one calling them retaining walls that have one set of rules, the other calling them bulkheads that have different rules. Our contractor does not want to start the cobble beach before the debris is removed. Discussion followed regarding having our contractor remove the debris with CSCIA paying the bill and being reimbursed by the homeowners, having the homeowners use our contractor but keep the transactions between them, or having the homeowners use the contractor of their choice. It was decided that if an agreement can be reached with the homeowners to the option of CSCIA paying the one contractor to remove it all and that will allow the project to start soonest, that would be the best option. It was noted that the structures already in place worked well during the storm. Those areas had very little wave action in comparison to the unprotected areas. The bond bill \$250,000 paperwork is being completed and Governor Breeden is working through the state agencies to get the other \$250,000 check. There will need to be some maintenance funding reserved but there will be decisions to be made about what to do with any other funds left after completion.

President Roche reported that the Board has been in conversation with a homeowner who did not agree with the riparian rights letter sent to homes on the water where CSCIA has the rights. The homeowner wanted modifications, but CSCIA declined to change it. That homeowner has now agreed to sign the letter as written.

**NEW BUSINESS** No new business was discussed.

#### **COMMENTS**

Becky Benner reported the Garden Club will be meeting on November 28 at Bay Head Park to make 7 wreaths. Two will be delivered to Lawyer's Mall in Annapolis, two will be placed on the clubhouse doors, one on the Cape office door, one on the guardhouse door and one at the Broadneck library.

She added Goshen Farm's next event will be Java & Jazz, Teas & Tunes on March 13, 2022, which is their thank you to all those who help support the farm.

Stacy Wildberger said the Cape Conservation Corps (CCC) Weed Warriors worked from April through October, accumulating about 318 hours of weed pulling, filling about 200 bags of weeds, and averaging about 8 volunteers per week. She reiterated the results of the Bushkiller spraying. She said that as invoices for the spraying come in, the US Fish and Wildlife grant will cover one, CCC will pay for one, and if a third is needed, CSCIA will pay it. She is pursuing additional grants, including one from Mountain Dew and a mini grant from the Chesapeake Bay Trust, for continued spraying. The county permit has been obtained for a 24x36 inch informational sign to be installed at the ravine and it will be installed by the sign company in soon. The path is to be mulched about November 20 and would be a good project for scouts or students to get volunteer hours. CCC is also pursuing a grant from Unity Gardens to purchase additional plants for the rain garden at the Little Magothy Beach. Also, through the watershed steward Replant Arundel Tree Troopers program, they hope to obtain native species trees to offer for sale to the public.

#### **ADJOURNMENT**

A motion was made by Governor Breeden to adjourn and move to a closed session, seconded by Governor Macindoe and approved unanimously. The November 8, 2021 CSCIA Board of Governors meeting was adjourned to closed session at 8:35 pm.

#### **CLOSED SESSION**

A closed session was convened at 8:38 pm and adjourned at 8:48 pm. The regular session of the November 8, 2021 meeting was adjourned at 8:48 pm.