

## BOG Meeting December 11, 2023

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

President Breeden called the meeting to order at 7:30 pm and noted the events- Christmas Tree Lighting, Breakfast with Santa, and the upcoming Drive-In Movie night- and the business of preparing for the January Annual Membership Meeting. He and Town Manager Tewey met with representatives from the county regarding the potential addition of a crosswalk on Cape St Claire Road. A brief presentation by the county is scheduled for the beginning of the annual meeting.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the November 13, 2023 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Shipley, seconded by Governor Lamb, and approved with one abstention by Governor Fairchild as she was unable to review.

The financial statements for October 2023 were preliminary so no approval was necessary. The final reports will be voted on at the January meeting. Cash balances of the CSCIA bank accounts are about \$166,500K for the operating funds of the corporation, \$203K in beach project grant funds, \$238K in piers operating/capital improvement funds, and the Special Community Benefits District (SCBD) operating funds of about \$79K.

### TOWN MANAGER REPORT

The capital reserve study frequently asked questions (FAQ) were finalized and posted on the CSCIA website. Bylaw changes were also posted on the website and Facebook page, as well as emailed to those who have signed up for emails via the CSCIA.org site.

Office Administrator Coble has prepared the annual maintenance fee postcards to be mailed Dec 29.

The clubhouse is booked for all weekends through the end of the year except for December 16 due to Movie Night.

A meeting was held with traffic engineers from the county regarding the process for petitioning for traffic control devices.

A letter was sent to one resident who wanted clarification on riparian rights at their property. Research by the attorney shows that CSCIA owns the riparian rights.

A disbursement of Special Benefits Community District (SCBD) funds was received from the county today.

Security officers are covering 16 of 31 shifts in December.

Davy Dance Academy will co-sponsor the Drive-In Movie Night with CSCIA on December 16. Thank you to Richard's Tree Care for their assistance.

Pier water service was winterized November 30 and the treatment systems closed on December 1.

The memorial bench for Tripper Logan was ordered and to be delivered in 10-12 weeks.

With retaining wall construction complete at lots along the main beach toward the Little Magothy inlet, BioHabitats will perform a new survey as required by the county for permitting to receive sand from the small dredge of the inlet.

Research on options for an automatic gate at the main beach has started.

Three building requests were processed, one reminder was sent for final plans on a previously submitted application. One pier/bulkhead agreement was approved. A reminder was sent to one resident for another that has not been received back from the homeowner. One request for stairs on a bulkhead will be discussed in closed session.

The county approved Bill 69-23 Amendments to Comprehensive Zoning Ordinance. A hearing is scheduled for Bill 88-23 Accessory Structures in Front Yards on December 18. The Maryland Legislative Session begins January 10, 2024.

### COMMITTEE REPORTS

**Broadneck Council of Communities (BCC):** No report.

**Beaches & Parks:** No report

**Business Lot Owners Association (BLOA):** No report.

**Building:** See Town Manager report.

**Budget:** Governor Zadera reported the county SCBD FY23 audit was accepted and the first SCBD check received.

**Caper:** Governor Lamb said the Dec/Jan Caper has been posted online. Photos are requested for the Feb Year in Review issue.

**Clubhouse:** Governor Lamb reported rentals are consistently strong.

**Events:** Governor Lamb said the Christmas tree lighting was well attended despite rainy weather. Breakfast with Santa was a huge success. She thanked Town Manager Tewey, Governor Macindoe and Richards Tree Care for their help to create the Drive-In Movie Night.

**Grants:** President Breeden reported the Little Magothy River Association (LMRA) is proceeding with plans to dredge the inlet by February 15, 2024. BioHabitats will survey and make final drawings to show the new retaining walls to add to the permit request to receive and place about 500 yd<sup>3</sup> of sand from the dredge. The federal government has postponed funding for the US Fish and Wildlife grants. It is unknown whether reapplication will be necessary if the funds are approved. Other grants are being sought and may require smaller

projects, such as stream restoration at Little Magothy Beach, Cape St Claire Rd or Deep Creek, to be eligible. Stacy Wildberger noted that Cape Conservation Corps will send information on a grant for which they may qualify.

**Legislative:** See Town Manager report.

**Piers:** President Breeden reported the water system was winterized. Letters were sent to slip holders in good standing informing them that contracts will be sent in January. Those not in good standing were informed of the process to be considered for renewal.

**Security:** See Town Manager report.

**Strawberry Festival:** No report.

**Technology:** No report.

## **OLD BUSINESS**

President Breeden reported that meetings held at the clubhouse- the townhall with elected officials and traffic discussions with the State Highway Administration- went well. Councilwoman Amanda Feidler had reported on bills proposed because of the development plan studies. The pilot program to control traffic was considered a success by most residents in the area but the state will try modifications to improve it. The overtime cost to the state police was excessive, Northrop Grumman complained about employee access, and maintenance was delayed, so solutions are being sought. President Breeden also said a tentative meeting has been planned with Delegate Heather Bagnall and Senator Dawn Gile to discuss the capital reserve study requirement concerns and notification to HOAs on all riparian projects.

## **NEW BUSINESS**

Governor Lamb noted issues with a minor during clubhouse events, to be discussed in closed session.

## **COMMENTS**

Becky Benner thanked Governor Lamb for safety vests to be used by the Garden Club when maintaining the road islands. Due to poor weather, the scheduled cleanup of the Green Holly island has been postponed until spring, though efforts will be made to trim the large plants. The next club meeting will be January 2, 2024, at 7pm at the clubhouse as a workshop on garden preparation. Governor Lamb thanked her for the wreaths made for the clubhouse and guardhouse. She asked about space for memorial benches. Town Manager Tewey asked to table that discussion until the Logan bench arrives.

Mrs. Benner also announced that the next Goshen Farm event will be a virtual tour of the house for Maryland Day in March 2024.

Stacy Wildberger said the Cape Conservation Corps (CCC) had 21 volunteers remove ivy from 93 trees beyond the 100-foot buffer at Deep Creek in conjunction with Save Our Trees. They hope to do 1-2 more workdays over the winter. Paths at Little Magothy Beach and Serene Ravine were mulched and the invoice for the last spraying of the year for Bushkiller vine was paid. The Girl Scout who requested to install two little libraries on the paths at Serene Ravine and Little Magothy beach is to make a presentation to the board next year. President Breeden noted that the area behind the basketball hoop in the upper parking lot at Deep Creek is being considered for cleanup and use for Youth Sailing boat storage. He also said that bamboo has been deemed an aggressive invasive plant by the state, which is allowing counties to determine rules for management of it.

Steve Arnold answered a question saying that his retaining wall is complete.

Thor Harris thanked President Breeden for another year of service as president and said the community would not be what it is without his participation. Mr. Harris asked about sound for the drive-in movie and was told it would be transmitted to car radios.

## **ADJOURNMENT**

A motion was made by Governor Shipley to adjourn to closed session, seconded by Governor Hayes and approved unanimously. The meeting was adjourned to closed session at 8:11 pm. The closed session occurred from 8:15 pm to 8:53 pm. The December 11, 2023 CSCIA Board of Governors meeting was adjourned at 8:53 pm.