

## BOG Meeting February 10, 2025

In attendance in person: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Blake Morris, Neil Macindoe, and Michele Shipley, Town Manager Frank Tewey, Budget Committee member Charlie Shoul, and guests Becky Benner, Allison Davis, Alex Price, Rezin Mumma, Cathy Gazzo and Stacy Wildberger.

President Zadera called the meeting to order at 7:30 pm and introduced the 2025 executive board: President- Jerome Zadera, Vice President – Beau Breeden, Secretary – Mary Lamb and Treasurer – Thor Harris.

### PROJECT REQUEST

Broadneck High School Environmental Literacy teacher Allison Davis and students Alex Price and Rezin Mumma presented a proposal for a capstone project in which they would restore the area around the youth sailing shack at Lake Claire. Bamboo would be removed, topsoil added, and native grasses planted as an attempt to reduce erosion under the shed and growth of invasive species. The students are applying for grants to raise a few hundred dollars to purchase soil, plants and signage. Work would be done by volunteers, with a workday planned during the first week of April. Discussion followed regarding mowing, maintenance, plants, permitting, utilities, etc. A decision would be made in closed session and the teacher notified of the outcome.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the January 13, 2025 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Harris, seconded by Governor Angel and passed unanimously.

The financial statements for December 2024 were reviewed. A motion was made to approve by Governor Angel and seconded by Governor Morris. Balances of the bank accounts on Dec 30 were approximately: Operating funds/Grants: \$360,000, piers- \$281,000 and Special Community Benefits District (SCBD)- \$32,800. An SCBD check of over \$378,000 was received in January. The motion passed unanimously.

### TOWN MANAGER REPORT

Mr. Tewey reported on the following:

The pressure tank for the clubhouse was replaced.

The FY26 SCBD budget request was submitted to the county.

Police officers are covering 10 of 28 dates in February. Fewer days are covered in winter to allow for more coverage in busier seasons. Crime reports for the area included 3 thefts, 2 burglaries, 1 destruction of property, 2 mental health issues, 1 miscellaneous non-criminal call, 1 vehicle theft, 2 warrant arrests from another jurisdiction, and 2 sex offenses. These are not unusual. Lock your cars.

Bubblers to prevent freezing at the piers are being monitored. Three were not deployed as they were not functional, and one has broken. Of these, two were repaired by the maintenance crew and two are not repairable.

An updated estimate for a chain link fence behind the clubhouse is expected and installation should occur in the spring. This will be the first large payout from capital reserve funds.

Broadneck Surfrider Club held a beach cleanup day on January 16, 2025, with Governor Macindoe supervising. About 25 people showed and removed a lot of small debris, fishing line, etc.

Revised contracts for Deep Creek piers and bulkhead were received. The work is being split into two phases and the permit process has been started. The plan is for the small pier and the decking around the boat ramp to be completed before June 1. The variance request for an addition with less setback than required at 1080 Broadview Dr was denied by the county. Mr. Tewey contacted the homeowners to inform them that the Cape approval is suspended, and a new application will be needed for any changes. At 1100 Magothy Circle, a request was granted by the county for a variance of 13 feet, down to a 7-foot setback for the rear of the house, which is the side of the lot from the street. There is no application to CSCIA yet. It will require a variance to be approved by CSCIA. Three standard applications were approved, a deck, an enclosed porch, and a teardown/rebuild. Carryover applications include 1007 Westway and more information is expected from the homeowner, and 1012 Lake Claire, where the variance was denied by the county and CSCIA is awaiting any change before the appeal process time expires. The pier agreement for 1178 Riverbay is awaiting homeowner signature. There has been no response from homeowners at 728 Fairway Dr for a shed without permits. The county is investigating.

Mr. Tewey provided printed information of many bills. County legislation 10-24 regarding open meetings for SCBD communities was withdrawn. The state legislature convened January 8. He will monitor those that could affect CSCIA. The Chesapeake National Recreation Area bill was not approved during the last congressional session and will have to go through the process again if reintroduced.

### COMMITTEE REPORTS

**Broadneck Council of Communities (BCC):** Governor Breeden said meetings are planned for March and April, with representatives from the county invited to one and from the state to the other. It is hoped that State Highway Administration plans for 2025 Bay Bridge traffic studies will be made available soon.

**Beaches & Parks:** See Old Business.

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

**Building:** See Town Manager report.

**Budget:** Governor Shipley noted that meeting dates need to be set.

**Caper:** Governor Lamb reported the Caper is arriving in mailboxes now and has been online for about a week. The deadline for articles is the 15<sup>th</sup> of each month.

**Clubhouse:** Governor Lamb said rentals are strong and thanked Town Manager Tewey and Office Administrator Coble for their help.

**Events:** Governor Lamb announced the virtual Easter Egg Hunt will start mid-March and run for 5 weeks. She is working on permits for the July 4 parade and event.

**Grants:** No report.

**Legislative:** See Town Manager report.

**Personnel:** No report.

**Piers:** Governor Breeden announced contracts were mailed at the end of January and are due mid-March. Contact the office immediately if you expect a contract and did not receive one. Non-delivery by the postal service is not an acceptable reason for late submission of contracts. Maintenance fees must be paid before contracts are processed. Moves will occur after contracts have been processed.

**Security:** See Town Manager report.

**Strawberry Festival:** Governor Lamb said plans are in progress and going smoothly. A stage has been reserved.

**Technology:** No report.

## **OLD BUSINESS**

Governor Layman noted that he received an email from Youth Sailing requesting removal of kayaks from the racks by March 1 to allow for maintenance. Town Manager Tewey had an informal conversation with Youth Sailing. Governor Macindoe added that he was not notified.

Governor Harris thanked the board and Town Manager Tewey for providing historical information and contracts to the Cape Pool.

Governor Macindoe reintroduced the need for a policy regarding short-term rentals and access to beaches and parks. Discussion followed and it was determined that a smaller group would research and collect information about the number of rentals in the Cape, policies of other communities, etc. and make a recommendation to present to the general membership for public feedback at a quarterly meeting. Governors Angel, Shipley and Macindoe volunteered for the committee.

Governor Breeden reported that Alliance for the Chesapeake received responses to the Request for Proposal regarding planning for Sites 3-7 from Coastal Resources (\$136,534), Environmental Systems (\$184,340) and BioHabitats (over \$500K). Contracts could be signed this spring, with tidal wetland permit submissions by late summer, potential approvals by fall 2026, allowing time for grant submissions for construction. No estimates have been provided for construction costs. A \$50K grant was requested for Chesapeake Bay Trust to do design at Little Magothy Beach. If awarded, the \$150K grant money would be used for other sites only. Discussion followed regarding stewardship and expiration of grant monies, amount of money on-hand to cover one proposal vs. needed to fund others, opportunities for using a new company, etc. Alliance has worked with Environmental Services before but noted that Coastal Resources presented an equally impressive proposal. Governor Breeden will consult with Alliance to determine what differences in scope make up the prices and report back to the board for an electronic vote to be confirmed at the next public meeting.

## **NEW BUSINESS**

Governor Breeden asked for a vote on the new terms and conditions for pier slip rentals. Governor Shipley made a motion to approve the January 1, 2025 terms and conditions retroactively to February 1, it was seconded by Governor Angel and approved unanimously.

Governor Breeden also noted that BioHabitats will prepare letters to all residents whose homes are in the permit zone for beach restoration at Lake Claire per requirements of the Maryland Department of the Environment and the Army Corps of Engineers. In-water sand placement at Lake Claire is more appealing to the regulators than at the main beach, the county has not repaired the storm water pipe at the main beach, and the total amount of sand to be dredged was reduced from 7,000 yd<sup>3</sup> to 4,600 yd<sup>3</sup>. Due to these factors, less sand would be placed at the main beach than originally planned.

Governor Harris announced the Cape Pool will be doing a capital reserve study with Miller Dodson to determine how to best save for future improvements. They will be holding a general meeting on March 13 and will discuss options for restoring the path behind

the shopping center. Governor Harris will work with Cape Conservation Corps to get more information to present to the pool bond owners.

President Zadera read a letter from the Volunteer Fire Department thanking CSCIA for the \$250 donation.

He noted that CSCIA signed a letter of support for the 2025 Oyster Recovery Act.

He also reported that BGE will be adding a gas main from College Parkway to the fire station but that no dates were provided.

#### **COMMENTS**

Stacey Wildberger of Cape Conservation Corps (CCC) asked for and was granted permission to remove ivy from trees in the field behind the clubhouse and to allow pickup of purchased spring ephemerals from the Little Magothy Beach. She will submit a beach party application for the pickup event. She announced that Cape residents Ellen Prager and Dave Jones will speak at the March 5 meeting. Brad Knopf will contact CSCIA regarding a Project Clean Stream event to be held April 1. Wednesday Weed Warriors will hold a kickoff event on April 9. There is no update on the Deep Creek clearing for Youth Sailing boat storage. Phil Ourisson will be submitting a grant application for restoration behind the shopping center and is seeking a letter of support/commitment from CSCIA. It was determined that a meeting of CSCIA, CCC, Cape Pool and the Business Lot Owners Association (BLOA) is needed as all will be affected by any plans. The preferred restoration proposal was \$60,000. CCC is applying for a \$30,000 grant and is seeking financial support from the other entities involved. The deadline for applications for the \$1000 scholarship to be awarded to a Broadneck High School senior planning to study environmental science at college in the fall is April 1. Town Manager Tewey met with the tree removal company that damaged the path and plantings at Little Magothy Beach. An agreement was reached to restore it to both CSCIA and CCC satisfaction. Mrs. Wildberger thanked Bill Szczytko for his help with the new CCC website.

Becky Benner announced the Garden Club will hold its 50<sup>th</sup> anniversary dinner for members at the clubhouse on March 4 from 6-8 pm. It will include a plant raffle. A plant dividing workshop will be held April 1. Bring your plants and learn to divide or have the club divide for you. Planting parties will be held in April and donations accepted for the plant sale to be held May 17.

Mrs. Benner reported Goshen Farm will hold its annual thank you to all supporters, Java & Jazz/Tea & Tunes, at the clubhouse on March 9. Food and non-alcoholic drinks will be free, alcohol served for a fee. Music provided by The Jazz Perpetrators.

#### **ADJOURNMENT**

A motion was made by Governor Harris to adjourn to closed session, seconded by Governor Angel and approved unanimously. The meeting was adjourned to a closed session at 8:50 pm. The closed session occurred from 8:57 pm to 9:37 pm. The February 10, 2025 CSCIA Board of Governors meeting was adjourned at 9:37 pm.