

BOG Meeting February 12, 2024

In attendance in person: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Cheri Fairchild, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Kim Pollock, and Michele Shipley, Town Manager Frank Tewey, Budget Committee member Blake Morris and guests Steve Arnold, Charlie & Jessica Corliss, Cathy Gazzo, Sara & Dan Guay, Rob Hamilton, Phil Runk, and Stacey Wildberger.

President Zadera called the meeting to order at 7:30 pm. He thanked everyone for helping during his transition to president and reported that maintenance fee payments are due by March 1, \$10 per tax lot. He thanked Governors Macindoe and Angel for attending even while recuperating, and Governor Hayes for filling in to lock gates.

RECOGNIZED ORG REQUEST

Representatives from Cape Vibes, originally Broadneck Bluegrass, requested to become a Cape Recognized Organization. The group consists of 100 registered members, 97% Cape residents, of all ages and musical abilities gathering to play music. They perform at Lake Claire and Main beaches regularly, submitting beach party applications for events. Membership and performances are free, and any donations go directly to local non-profits. They are applying for non-profit status but researching if that is necessary for the group. They have a strict code of conduct that includes the CSCIA beach rules. They work with the beach attendants and take responsibility for asking an unruly person to leave an event, stopping the music until any issue is resolved. With rapid growth of members, they would like to become a recognized organization to have access to monthly meetings at the clubhouse in inclement weather, inclusion in the Cape Calendar, additional parking passes for events, and use of the beach. One resident offered support, noting that the community has properties for sports, and this allows a free resource for those who would like to learn to create music. A representative from Cape Conservation Corps offered support as a recipient of their donations. The decision would be made by the board in closed session.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the January 8, 2024 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Macindoe, seconded by Governor Layman, and approved unanimously.

The financial statements for December 2023 were reviewed. A motion was made to approve by Governor Lamb and seconded by Governor Shipley. Governor Breeden pointed out that they represent 6 months of the fiscal year. Cash balances of the CSCIA bank accounts are about \$169K for the operating funds of the corporation, \$203K in beach project grant funds, \$231,700 in piers operating/capital improvement funds, and the Special Community Benefits District (SCBD) operating funds of about \$320,600. The motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Tewey said that maintenance fee payments are due March 1.

The Google Workspace subscription was changed from monthly to annual for cost savings.

Our one remaining security officer is covering 12 of 29 shifts in February. Mr. Tewey recommends raising the per hour rate for officers to be more competitive with other security positions. He continues to explore options for wireless camera service improvements.

In the spring, the Logan memorial bench will be installed, and portable restrooms will be delivered.

Mr. Tewey is researching automated gates for the main beach, having met with Crestlock.

Invitations for 2023 beach attendants to return will be sent next week. Advertising/hiring for open positions will occur in March.

Fallen trees were addressed by Richards Tree Care at Little Magothy Beach and the paper alley between Fairway Dr. & Mt. Alban Dr.

An administrative hearing with the county is scheduled for February 20 for 1256 Pine Hill Dr. regarding a screen porch that was constructed without county or Cape permits and less than the required setbacks. One for 1165 Latrobe Dr. is scheduled for March 21 regarding a variance to allow a deck with less than required setbacks. A building application was submitted to CSCIA for the deck. One standard building request was approved, and one is pending. The county is requiring a Vegetation Management Plan (VMP) for a previously CSCIA approved setback variance for 1128 Long Point Terrace. The homeowners proposed using abutting Cape property as a site for part of the required plantings. The plan submitted did not adhere to the CSCIA request that nothing would require costs, maintenance or hardship to CSCIA. The pier agreement with 1176 Riverbay Rd. was recorded in AA County land records. The owners of 1152 Riverbay Rd have been notified that our attorney determined that CSCIA does own the riparian rights for that lot and no agreement has been executed at this time. The owner of 1224 Riverbay Rd. was notified that the request for stairs from the bulkhead was denied.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Governor Breeden became president of the BCC after Pat Lynch stepped down after 17 years in the position. They are looking for volunteers, committee, and board members to help support the Broadneck peninsula. Meetings are the 4th Thursday of each month. They are expecting follow-up reports on the highway administration studies, the Chesapeake National Recreation Area, and the zoning change recommendations by the Planning Advisory Board. He recommends that everyone get involved by learning proposed zoning recommendations and voicing opinions either online or at public meetings.

Beaches & Parks: Governor Macindoe thanked Governor Hayes for stepping in to close beach gates in his absence.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: No report.

Caper: Governor Lamb received many positive reactions to the February Year in Review photo issue.

Clubhouse: Governor Lamb reported steady rentals. A deep cleaning is scheduled, and a contract made with a new cleaning company.

Events: Governor Lamb said the Easter Egg Hunt will be March 23. Tickets are available at Whimsicality with delivery of a dozen plastic eggs and candy to fill them.

Grants: Governor Breeden will attend a Zoom meeting with Laura Todd of Alliance for the Chesapeake Bay regarding the status of applications for 2023 US Fish & Wildlife grants that were tabled when no federal budget was approved, as well as the availability of grants in 2024. If awarded, the 2023 grants would go towards design of beach restoration at all 7 sites of the original concept. BioHabitats is still under contract for the assistance with the potential receiving of about 6,000 yd³ of sand from the planned dredge of the Little Magothy River. The Little Magothy River Association (LMRA) received a large Waterway Improvement grant to complete the full dredge.

Legislative: No updates.

Piers: Governor Breeden reported that contract offers were sent to slip holders and are due March 16. Late fees of \$50 will apply for one week after, then the process of slip assignments will begin. Open slips will be offered to those on the waitlist in April or May.

Security: See Town Manager report.

Strawberry Festival: Governor Lamb reported she is working through the lengthy special events permit process with the county for both the Festival and the July 4 events.

Technology: See Town Manager report.

OLD BUSINESS

Governor Breeden spoke about the environmental mitigation issues that will need to be addressed by the county before construction can begin on the new firehouse. The storm water management system created when Cape St Claire Rd was widened will be removed to make space for the new firehouse. It will require that 6 acres be planted with trees and shrubs. The largest open tracts in the area are owned by the county schools and by CSCIA, both of whom may need that space for future mitigation projects of their own.

Governor Macindoe noted that the Lake Claire boat pier gate and access for the landscaper both need to be addressed.

NEW BUSINESS

President Zadera reported that during closed session the board will vote for the president, secretary, recording secretary and budget for the 5 CSCIA owned lots in the LMRA.

COMMENTS

A resident asked if there was any possibility of getting a large gas grill installed at Lake Claire. Governors Breeden and Macindoe said that given the harsh conditions with water and sand, the liability of gas fires, the need to secure it, and the resulting permits involved with the critical area, open space issues, maintenance, and the amount of vandalism CSCIA deals with, it is not practical.

Stacy Wildberger said the Cape Conservation Corps (CCC) had a successful ivy removal day with Save Our Trees on February 3 at Deep Creek. A scholarship for Broadneck High School seniors entering environmental science majors has been established and applications are due April 1. Girl Scout Rebecca Sawyer has met her deadlines with CCC to present a plan to the board in March or April for a little library to be installed at Little Magothy Beach. It will include some books for taking home, but will focus on items for use at the beach such as bird/plant identification books, sketch books, journals, environmental education, etc. A resident has given CCC several boxes of books.

ADJOURNMENT

A motion was made by Governor Breeden to adjourn to closed session, seconded by Governor Shipley and approved unanimously. The meeting was adjourned to closed session at 8:29 pm. The closed session occurred from 8:36 pm to 9:56 pm. The February 12, 2024 CSCIA Board of Governors meeting was adjourned at 9:56 pm.