

BOG Meeting February 13, 2023

In attendance in person: President Beau Breeden, Governors Neil Macindoe, Jerome Zadera, Matt Layman, Ed Hayes, Marissa Mianti, Jennifer Connor, Joe Angel, Cheri Fairchild and Michele Shipley, Budget committee members Charlie Shoul and Thor Harris, Town Manager Frank Tewey, and guests Charlie Corliss, Stacey Wildberger, Adria Smith, Becky Benner and Steve Arnold.

President Breeden called the meeting to order at 7:32 pm. He welcomed new governors, budget committee members, and town manager, thanking all for stepping up to participate, noting that Mr. Tewey has jumped right into the job and that the board and budget committee are larger than they have been in several years. He explained how the board meetings are run, using Robert's Rules of Order. He noted that it has been a busy month, the maintenance fees are due March 1, late fees will apply after that date and asked that the governors set a good example and pay theirs on time. He gave a short overview of the agenda.

VARIANCE REQUEST: Adria Smith, owner of 1401 Cape St Claire Road presented a variance request to install an 8-foot fence on the back (72 feet) and side (24 feet) of her lot. She has obtained the county variance. County inspectors have visited her property several times to check on complaints made by a neighbor and have found no issues. The neighbor has also complained about light from the Smith house bothering her. With the slope of the back yard, an 8-foot fence will afford more privacy for the Smiths and block more of the view from her neighbor to reduce any light issue there may be. The white vinyl solid fence meets all placement criteria. President Breeden said the request would be discussed in closed session and that Mr. Tewey would contact her the next day with the decision.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the January 9, 2022 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Angel, seconded by Governor Macindoe and approved with 4 abstentions.

The financial statements for December 31, 2022 were reviewed. A motion to accept the financials was made by Governor Shipley and seconded by Governor Angel. President Breeden gave a brief overview of the report and noted that it represents 50% of the fiscal year. The motion passed unanimously.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): President Breeden reported a listening session was held with the office staffs of Senator Van Hollen and Congressman Sarbanes regarding concerns with a potential Chesapeake National Recreational Area on the Broadneck Peninsula. Holly Beach is no longer an option, but the Whitehall historical home is being considered as part of a network of recreational areas that would be connected by waterways on both sides of the Bay. Many in attendance are residents of communities off Whitehall Road and are concerned about the impact on traffic. They would like traffic studies before a decision is made regarding the recreational area. Mr. Breeden, speaking as a resident and not as a board member, noted that he would like the government to consider Greenbury Point as the recreational area instead as it is in danger of being developed into a golf course and access already exists from roads other than Route 50. He is hoping for a listening session in the Cape with Mr. Van Hollen and Mr. Sarbanes for Cape Residents to voice their opinions. Mr. Sarbanes attended the 2022 Strawberry Festival to see the beach project and learn more about the area.

Beaches & Parks: Governor Macindoe said the beaches are quiet.

Business Lot Owners Association (BLOA): President Breeden said the outdoor dining bill passed, extending it for another year. Updated insurance will be required from participating restaurants in the shopping center. Town Manager Tewey will attend BLOA meetings.

Building: Governor Shipley reported that she, President Breeden and Town Manager Tewey met to discuss and approve outstanding applications. Mr. Tewey developed a checklist to streamline the approval process.

Budget: Governor Angel invited new governors to join the budget meetings as it is a great way to learn about CSCIA business. Governor Zadera reported the SCBD budget was submitted to the county on time.

Caper: Email attached from Governor Lamb

Clubhouse: Email attached from Governor Lamb

Events: No report

Grants: See Old Business

Legislative: No report

Piers: President Breeden commended Piers Administrator Jen Williams for getting contracts sent out. They are now being returned to the office, so piers revenue will begin to show in upcoming reports.

Security: Town Manager Tewey is to take over scheduling of officers. One officer is out on FMLA leave. The other officer is working 8-15 shifts per month and has recommendations for attracting more officers.

Strawberry Festival: Email attached from Governor Lamb.

Technology: Bill Szczytko continues to update websites and IT as needed. President Breeden explained the need for consolidation and updating of the email addresses in Google Suite. He asked all governors to decide if they want a CSCIA email or will use personal email. He noted that some discussions involve legal issues and may not be allowed in personal or other work emails.

Town Manager: Mr. Tewey said he is happy to be working at the Cape. President Breeden held an orientation and Mr. Tewey has worked with the office administrator to get up to speed on processes. He thanked Leslie Coble for her help, noting that she is very knowledgeable, has answers for all his questions, and does a good job keeping up with everything that happens in the office. He has been researching and learning about critical areas, riparian rights, CSCIA handbooks, covenants and building codes, attended the recreational area listening session and will attend a Clean Marinas seminar to learn about how our piers need to be run. The town manager phone number is 443-900-6368 and his email is townmanager@cscia.org. He said he expects to do the legwork needed by governors to accomplish their CSCIA goals.

OLD BUSINESS

The contract for the Cape calendar was received and needs to be signed. President Breeden explained the calendar is provided to the Cape at no cost; the contractor's expenses are covered by advertising fees. Governor Layman had a motion that the contract be accepted as written, it was seconded by Governor Angel and passed unanimously.

President Breeden informed the board that CSCIA has historically sponsored 3 entities each year: the Cape Elementary School 5K Fun Run (\$250), the CSC Volunteer Fire Dept (\$250) and the Police Community Relations Council (\$100). It was voted in the past to continue to budget for these items until the amount changes or there is a reason to reconsider.

President Breeden reported the county Deep Creek dredge has been done but not our spur dredge. The equipment used was too large to maneuver into the spaces to be dredged. Three other contractors who bid for the job, but ultimately lost the bid, had explained how they would access our areas from land or with other equipment. The winning contractor would only access by removing pilings at a cost of \$1,300/piling, with a need to remove from 2-10 pilings. With the potential for additional costs to dredge only half of the planned area, it was decided not to have the dredge done at this time. The permits are valid for 5 years and allow for using the county's dump site and tipping fees, so a dredge can still be done by another contractor without additional disposal costs or a new permit. There are 5 dredges planned in the Magothy River next year so it is hoped that CSCIA could coordinate with the contractor to add onto one of those. The underwater vegetation mitigation project will still proceed. A question was asked regarding accessing from land and Mr. Breeden explained that if access is from the water, state permits apply, but if access is from land, county permits may apply also.

President Breeden reported that a write up nominating the CSCIA Lake Claire beach project for the BUBBA (Best Urban Best Management Practices in the Bay Area) Award was received from Alliance of the Chesapeake for editing and is to be returned for Alliance to submit.

The period to submit requests for the US Fish & Wildlife grants is open until April 20. The Grants committee is to hold a phone meeting to determine how to complete and submit the request for planning and construction funds.

NEW BUSINESS

Town Manager Tewey showed the annual water sampling letter from the county and is to work with President Breeden to get the Cape signed up to participate again this year. Samples are taken from the main beach and Lake Claire for water quality testing. Results are posted on the state website and warnings issues if needed.

President Breeden said the owners of 1258 Riverbay Rd, the lot next to the Swan pier will be having a well dug for the new home to be constructed and have asked if the well drill rig may access the property from the pier parking lot. Though it is county property, CSCIA has a 99-year, \$1.00 lease on the condition that we manage and maintain it. Governor Angel made a motion to allow the drill rig access to straddle the property line via the parking lot provided CSCIA is named as additional insured. The motion was seconded by Governor Connor and passed unanimously.

President Breeden also reported that T-Mobile is to provide a quote for upgraded security camera equipment to provide 5G service. The current 3G is cumbersome for uploading video. Options being discussed range from changing out just what is needed to speed up the system to getting new equipment that will allow viewing from multiple devices and include the main beach. The current system only covers the piers and is paid for by the piers funds. More information will be provided when T-Mobile submits a proposal.

The Little Magothy River association (LMRA) is made up of all properties on the river, about 170 of them, regardless of community. They are a Special Community Benefits District (SCBD) which means a fee is collected with their property taxes to be used for dredging and for maintenance of the inlet bulkheads. There is an opportunity for the Cape to coordinate with the LMRA dredge to occur in 2024 or 2025 and potentially receive the dredged sand to use on our beaches. Discussions are ongoing.

President Breeden said that with Mr. Tewey's help the building application process is being streamlined and will hopefully continue to become more digitalized, allowing for easier access by multiple people. Governor Shipley reported that she may need to step down from

her position with the building committee. Consideration will be given to changing bylaws so that Mr. Tewey may approve basic building requests after his 90-day probationary period if the board feels it would be appropriate at that time.

Committee assignments and email addresses for governors was discussed. Governors are to inform President Breeden of the committees on which they would like to serve. He mentioned that the membership committee has had welcome packets for new residents in the past and could consider something similar and could also try to get more residents to membership meetings. Beaches and Parks could use help, and the Legislative committee needs to review bills that could affect the Cape or the Broadneck Peninsula.

Charlie Corliss introduced himself as a member of Broadneck Bluegrass, a musical group that has been performing on Sunday afternoons at Lake Claire. The group has grown to where they may become a Cape Recognized Organization, which requires at least 80 % of the members to be Cape residents, or a non-profit organization, which would allow them to perform at places like the library and the community college. They would like to continue performing acoustically on Sundays at Lake Claire and "plugged in" one Sunday a month at the Main Beach, staying on the eastern end of the park to avoid interfering with access to the beach, overlook and playground. They would coordinate with the beach scheduling and not perform when there is a wedding or other party. Broadneck Bluegrass will fill out the beach party application.

COMMENTS

Stacy Wildberger of the Cape Conservation Corps (CCC) announced that Wednesday Weed Warriors will start removing invasive plants and planting native species on April 5. The kickoff will be held at the Little Magothy beach on April 21 with pizza, walking tours of the park, and a family friendly craft project. On Wednesday, March 8, they will host guest speaker Bud Reaves, county forester. Doors open at 6:30 for a 7:00 pm start. They will sponsor a native species swap in May and are targeting butterfly bush. CCC was awarded several Atlantic cedars which will be planted at the Serene Ravine and Little Magothy Beach. Everyone is welcome at all events, and they are always looking for volunteers and members. A membership is \$20/yr. They are seeking corporate sponsorships as well. The website (www.capeconservationcorps.org) is being updated to accept online donations.

Becky Benner spoke as Membership chair for Goshen Farm Preservation Society (GFPS) and announced their Java & Jazz, Tea & Tunes event to be held at the clubhouse on March 12 to thank the community for supporting the farm. Their spring open house will be held April 15. President Breeden noted that the 22-acre property adjacent to the elementary school is excess county property that was being held for construction of a middle school then was planned to be sold for development. GFPS was begun and though the county still owns the property, GFPS was able to lease the property for the foreseeable future. Feel free to wander through the fields and woods and see what they have done. Leashed pets are welcome, just please clean up after them.

Mrs. Benner also spoke as Vice President of the Garden Club and announced their March 7, 7:00pm dinner to celebrate the 48th anniversary of the club. One founding member is still a member! They will hold a workshop on April 2 and are planning a plant sale for May 20. The sale is their main fundraiser, raising money for scholarships, workshops and education.

ADJOURNMENT

A motion was made by Governor Angel to adjourn to closed session, seconded by Governor Fairchild and approved unanimously. The meeting was adjourned to closed session at 9:27 pm. The closed session occurred from 9:30 pm to 9:50 pm. The February 13, 2023 CSCIA Board of Governors meeting was adjourned at 9:50 pm.

----- Forwarded message -----

From: **Mary Lamb** <mary@cscia.org>

Date: Mon, Feb 13, 2023, 16:00

Subject: Meeting Tonight

To: Beau Breeden <beaubreeden@cscia.org>, CSCIA BOG <bog@cscia.org>, Frank <Townmanager@cscia.org>

I am sorry I have a family emergency and I will not be able to attend tonight's meeting.
Reports

Caper - All is going well. We have sent notification that all submittals must be received by the due date or they will be excluded. So far so good for the Month of March.

Clubhouse - Rentals are going well. Leslie and I have revised the rules and the fees to take effect July1, 2023.

Strawberry Festival - Planning is ongoing

Easter Egg Hunt is our next event scheduled for April 1 on the main beach