

BOG Meeting April 11, 2022

In attendance: President Beau Breeden, Governors Jeff Roche, Neil Macindoe, Cheri Fairchild, Michele Shipley, Mary Lamb and Joe Angel, Town Manager Ryan Anderson, Budget committee chair Charlie Moore, and guests Steve Arnold, Stacy Wildberger and Albert Retowsky.

President Breeden called the meeting to order at 7:31 pm. He thanked all for coming and said the Easter Egg Hunt was a success with about 250 kids participating. With the busy season coming, there is spring cleanup occurring at Cape properties and beach attendants are to be hired. There are a lot of events coming in April and May so please check out your Caper, the CSCIA.org website and Facebook page.

VARIANCE REQUEST

Governor Roche and Town Manager Anderson attended a community meeting regarding a county variance request for 1176 Green Holly Dr. There had been no building application made to CSCIA for the property so that process has now begun. Governor Roche introduced builder Albert Retowsky who presented his request for a variance with the Cape. The original house on the property was destroyed by fire and he is building a new home on the lot, which has steep slopes. The county has recommended that the new home be situated to the north of the previous one to lessen the environmental impact of building on the slope. That would put the home within 7 feet of the property line on that side, closer to the next property than the 10 feet required by Cape building codes, and 13 feet from the other. After discussion by the Board, Mr. Retowsky was asked to provide written explanation of the issue and reason for change from the engineer with whom he is working. He agreed to do so. Governor Roche will contact him after the Board has all information and decides.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the March 14, 2022 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Roche, seconded by Governor Shipley, and approved unanimously.

The financial statements for February 2022 were reviewed. Governor Angel asked about the possibility of increasing the maintenance fee. President Breeden explained the bylaw restrictions on changing the fee and how the SCBD tax works. A motion to approve the March 2022 financials was made by Governor Roche, seconded by Governor Angel, and unanimously approved.

COMMITTEE REPORTS

Beaches and Parks: Governor Macindoe said the beaches have been quiet.

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

Broadneck Council of Communities: President Breeden reported the BCC is still in discussions with the state highway administration regarding traffic control ideas for Bay Bridge traffic. The state offered ideas but there are issues to consider such as access by emergency vehicles and disruption to residents along those roads. They are in Stage 1 of the NEPA environmental study for the Bay Bridge third span, Stage 2 has been delayed, and the studies could take 5-7 years to complete. Governor Angel asked if the community has a stance on the issues and President Breeden said no, as it is outside of the boundaries of the Cape, but that they work through the BCC to address issues that affect us as part of the larger Broadneck peninsula. He welcomes ideas and thoughts and will take them to the BCC to report community concerns. In his role with the county regional advisory committee, he will be providing a flyer informing residents of how to participate in an April 20 community involvement meeting for the entire county, take surveys regarding county issues, etc.

Budget: Charlie Moore announced that the Board appointees to the budget committee, which is separate from the Board of Governors, are Michele Shipley and Joe Angel. Jerome Zadera has volunteered to serve on the committee. The first organizational and informational meeting will be held at Mr. Moore's home at 7:30 pm on Wednesday, April 20. A draft budget will be presented at the September BOG meeting to be discussed and finalized before presenting to the full community at the October Quarterly Membership meeting.

Building: Governor Roche reported that Town Manager Anderson continues to do initial review of applications. He added that several new homes are being built around the Cape by contractors unfamiliar with our covenants. He asked that anyone who sees new construction please contact the office so we can ensure procedures are being followed and any issues can be caught early. In addition to the home requesting the variance above, there was another home that had an approval but is being built differently than as presented.

Caper: Governor Lamb said this month is the coupon issue and features an article about the beach project complete with color photos. Timely delivery by the post office is still an issue.

Clubhouse: Governor Lamb reported that rentals remain strong. One bad heat pump unit is to be replaced on April 11.

Covenants: No report.

Events: Governor Lamb announced the Cape Clean Up is scheduled for September 23 and 24. The Easter Egg hunt was very successful, and the virtual Easter egg hunt is still in process as no one has found the final egg.

Legislative: No report.

Piers: President Breeden said all contracts are in and about 95-98% of expected revenue has been collected. He and Piers Administrator Williams are working from the move list to fill about 15 open slips and will then start offering slips to those on the waitlist. Pipes damaged by the freeze that occurred after water was turned on have been repaired at Deep Creek and work on the Lake Claire pipes is to be completed this week. Repairs to the electrical system at Deep Creek are almost complete.

Security: President Breeden reported an incident at the main beach involving an off-leash dog. The dog was non-aggressive but did injure a child. The parents have filed assault charges. He reminded everyone in his President's message in the Caper and on Facebook that the county leash laws apply in the Cape and dogs must be leashed on all Cape property.

Strawberry Festival: Governor Lamb said planning continues. The County Executive will participate in the parade and speak at the festival. Other politicians will be in attendance as well.

Technology: No report.

Town Manager- Town Manager Anderson reported that he and President Breeden attended court regarding a trespassing incident from last year. The offenders were each sentenced to 12 hours of community service and have been banned from CSCIA property. The "chronolog" sign will be installed at Lake Claire with a case for placing a cell phone to take a photo of the beach. Anyone who uses the case can upload photos to a website to show growth of the beach. There is a rotted piling by the gates of the main beach and a resident has donated a replacement. This week Mr. Anderson will interview eight people to be beach attendants. The starting pay is current minimum wage (\$12.50/hr.) with an increase for returning former attendants. Additional portable restrooms will be installed in May. Weekly water monitoring by the county health department at Lake Claire and Main Beach will start next month, as will state Dept of Agriculture mosquito spraying. Two of three memorial benches removed from the main beach before sand was added have been repaired and reinstalled, with the third in process. Caper articles are due. The April pier meeting was well attended. Boats are to be in slips by June 1. Water is on at Deep Creek and will be soon at Lake Claire. The plumber is to remove an old, unsightly standpipe. There are 96 people on the pier slip waitlist. The gate lock at the Little Magothy pier has been repaired and the Lake Claire lock is still to be replaced. Potholes reported on Green Holly were repaired by the county and there is another in need of repair on Cape St Claire Rd that he will report. There are still two security officers on leave of absence. Our other two officers are covering 15 of 30 dates in April and Governor Macindoe is covering the remainder. Some outdoor dining space at the Broadneck Grill was lost due to restriping to adjust the size of handicapped parking spaces at the shopping center. The Swim Club has paid their 2022 rent and security invoices. Stickers were mailed and seem to have been delivered with few issues. Residents who have not received them should call to office to see if there is any issue such as missing car info or outstanding late fee. The tractor is out for repairs to the hydraulic lines. The repair company we use no longer does mobile repairs so it was picked up for a fee of \$85 and will be delivered when repairs are complete. The seasonal maintenance crew member is to return in May.

OLD BUSINESS

President Breeden said monitoring of transects will continue and reports should be available online soon. There will be planting of new beach grasses as well as replacement of lost plants at Site 1, main beach. Discussions will continue with BioHabitats regarding the addition of sand at Site 2, Lake Claire beach. With features in place to hold sand, we may be able to receive sand Fairwinds Marina has held from prior dredges of their boat ramp. Permits are needed but he hopes that may occur in the fall. The state has received all required paperwork to process payment of the final \$250,000 to the Cape from their 2022 budget. Once that is received, discussions need to occur on how to use it. The cost of the project was about \$59,000 over the estimate due to extra time used to solve homeowner issues, and the \$11,500 spent to remove the damaged bulkhead. An additional \$5,000 is estimated for BioHabitats to continue to monitor accretion and for plantings. There was \$34,000 originally budgeted for contingencies, so the total amount above budget is about \$30,000. President Breeden made a motion to use \$40,000 of the expected \$250,000 from the state of Maryland to extend the contract with Alliance of the Chesapeake for them to complete the necessary recording of reports by December 31, 2022. The motion was seconded by Governor Roche, and passed unanimously.

NEW BUSINESS No new business was discussed.

COMMENTS

Resident Steve Arnold spoke about his frustrations with the process to have his bulkhead replaced. He was asked to submit an application that included removal of his current wall as it encroaches on CSCIA property. He wants to put the new wall fully on his property but not remove the existing one. President Breeden informed him that a replacement cannot be approved without removal of the former unapproved one, regardless of who installed it or when it was installed.

Stacy Wildberger reported that the Cape Conservation Corps (CCC) has a lot going on. Weed Warriors Wednesdays kicked off with an Open House that had a good turnout with several new volunteers and neighbors in attendance. CCC will be working to maintain the Deep Creek watershed steward project. The Unity Garden grant application was denied, but CCC will pay for a smaller order of plants to arrive before the April 30 planting of a shade garden at the Little Magothy beach. The Board gave permission to remove invasive burning bush in the wooded area behind the rain garden there, outside of the 100-foot critical area. Mrs. Wildberger applied for a mini grant from the Chesapeake Bay Trust to help fund a potential herbicide spraying of the Bushkiller vine at the Serene Ravine. Spring growth will be

monitored to see if that is necessary. The native plant swap went well. CCC will apply to have a booth at the Strawberry Festival where they will hand out stickers. The stream cleanup day went well also, with about 78 volunteers. The cost of the dumpster for the cleanup will be split between CSCIA and CCC. An Earth Day activity for kids will be held April 22 from 6-7:30 pm at the Serene Ravine. There will be a scout craft project and a book exchange. The plant sale is planned for the same day as the Goshen Farm event.

ADJOURNMENT

A motion was made by Governor Fairchild to adjourn and move to a closed session, seconded by Governor Roche and approved unanimously. The April 11, 2022 CSCIA Board of Governors meeting was adjourned to closed session at 8:45 pm.

CLOSED SESSION

A closed session was convened at 8:46 pm and adjourned at 9:20 pm. The regular session of the April 11, 2022 meeting was adjourned at 9:20 pm.