

## BOG Meeting April 8, 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, Michele Shipley, Town Manager Frank Tewey, Budget Committee members Charlie Moore, Blake Morris and Charlie Shoul and guests Cathy Gazzo, Larry Jennings and Stacy Wildberger.

President Zadera called the meeting to order at 7:31 pm, thanked all for coming and noted that parking stickers were mailed on April 1 and must be displayed on cars parked at Cape properties by May 1. He announced a last-minute variance request. Governor Breeden made a motion to add the hearing to the agenda under New Business. It was seconded by Governor Shipley and passed unanimously.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the March 11, 2024 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Layman, seconded by Governor Hayes, and approved unanimously.

The financial statements for February 2024 were discussed. A motion was made to approve by Governor Harris and seconded by Governor Shipley. Balances of the bank accounts were: Operating funds- \$228,000, Beach restoration grants- \$197,000, piers- \$237,000 and Special Community Benefits District (SCBD)- \$219,000. The motion passed unanimously.

### TOWN MANAGER REPORT

Town Manager Tewey said maintenance fees were due March 1 and about 87% of expected FY24 revenues for fees have been collected. Security officers are covering 23 of 30 evenings in April. A fourth officer was hired. Up to 75 hours per month for the remainder of the fiscal year will keep the total within budget.

One portable restroom each was delivered to the main beach, Deep Creek marina and Lake Claire beach. More to come in mid-May. The memorial bench for Tripper Logan was installed and the Logan's held a dedication on April 3. They were very pleased with the bench and the service they received from all involved. The final bill for the bench, installation and a \$250 charge for future maintenance came to \$2401.72. Governor Harris made a motion to accept the invoice presented by Town Manager Tewey to be sent to the Logan family. It was seconded by Governor Lamb and approved unanimously. Mr. Tewey will deliver the invoice.

Seventeen applicants were interviewed for beach attendant positions. Eleven attendants are returning from last year. Discussion will occur in closed session. A schedule is done for coverage through the summer, and for Strawberry Festival, July 4<sup>th</sup>, and Cape Vibes events. Slip contracts were due March 15. Matt Cox has done a great job filling in for Piers Administrator Williams. He has completed moves and is working the waitlist offering mudslips.

The variance request for 1165 Latrobe Dr was approved at the county administrative hearing to allow a deck with less than required setbacks. CSCIA received the building plan on 2/12/24 and approved after the county hearing. Five standard applications were processed, four were approved and one is to be discussed. An easement agreement was executed and approved for 1128 Long Point Terrace.

The second reading of County Bill 16-24 concerning outdoor dining will occur at the next county council meeting. A request was made for a bill to change SCBD laws to allow for money collected from tax payments to be saved for the Capital Reserve but there is an issue with the county law office. State House Bill #752 regarding ownership of land in tidal wetlands was in committee as of April 5 and the legislative session ends tonight.

Paperwork for the Mosquito Spraying Program was submitted. Notices will be put in the Caper, the CSCIA website and Facebook page if granted. For those to wish to opt out, information will be available on how to do so.

The Articles of Incorporation amendments were taken to the attorney.

On April 13, Governor Angel will represent CSCIA at the beach cleanup to be done by Broadneck High School students.

### COMMITTEE REPORTS

**Broadneck Council of Communities (BCC):** Governor Breeden announced the general meeting was postponed to April 25 at 7pm at the clubhouse. County Councilwoman Amanda Fiedler, Senator Gile and Delegate Bagnall are expected to attend to discuss county and state issues. The Office of Planning and Zoning is invited to present regarding rezoning issues in our region. The transition of the Holly Beach Farm from the Chesapeake Bay Foundation to the Department of Natural Resources may be discussed. The Land Secretary lives on the Broadneck Peninsula and agrees that communities in the area should have a voice on advisory boards as plans are made. The BCC would like it to become a sanctuary and educational center like Jug Bay, open for educational groups but not the general public.

**Beaches & Parks:** No report.

**Business Lot Owners Association (BLOA):** Governor Breeden reminded all that bikes on sidewalks and loitering are not allowed. He asked that anyone who sees graffiti report it as soon as possible.

**Building:** See Town Manager report.

**Budget:** Governor Shipley asked that a new date be set for the budget meeting that was postponed.

**Caper:** Governor Lamb said the online editions are posted on the 1<sup>st</sup> of the month, delivery to mailboxes is later.

**Clubhouse:** Governor Lamb reported rentals are still steady and the new cleaning company is still doing an exceptional job.

**Events:** Governor Lamb said the Easter Egg Hunt was a big success even though moved to Sunday due to rain. The online egg hunt was very popular as well, among both parents and children. President Zadera commended Governor Lamb on the egg hunts.

**Legislative:** See Town Manager report.

**Piers:** Governor Breeden reported 95% of pier revenue was received by the March 15 due date. He commended Matt Cox on his work on pier assignments. About 45 people on the waitlist have been contacted about mudslips and subleases available because of those who may not have boats in by the deadline due to maintenance or retrieval from storage issues. Water will be turned on April 15 and any necessary repairs made in the days following. Portable restrooms are in at Lake Claire and Deep Creek. The first pier meeting was April 2 at 7pm at Deep Creek marina and 16 people attended. Requests for Proposals were sent out for full replacement of the small pier at Deep Creek (DC) and the area around the boat ramp, with work planned for winter of 2024-25. Bids are coming in much higher (\$125K) than those received a few years ago (\$50K). The DC small pier T makes the total pier length 175 ft, which requires a standpipe per county rules, which is not included in the bids and could cost another \$30K. Tidal wetland permits are required. Money is available in the piers reserve but slip fees may have to increase earlier than was hoped to replenish the reserve.

**Security:** Governor Breeden asked that everyone review beaches and parks rules such as who is permitted to use the beaches and when. Parks close at 10 pm, no fires are allowed except in the grills, and no one should trespass through private properties to access the parks.

**Strawberry Festival:** Governor Lamb said there is a lot of interest and planning is going well. Organizations are encouraged to have free events for kids. She is working through the permit process but cannot get the physical permit until a liquor license is approved, which will not be until close to the event date. The parade permit application for the July 4 event has also been submitted.

**Technology:** No report.

## **OLD BUSINESS**

President Zadera reported the board will fund up to \$300 towards the Girl Scout Gold Award little education library project if needed. He announced that the National Fish & Wildlife Foundation (NFWF) awarded CSCIA a \$75,000 grant plus matching funds for volunteer hours performed of \$321,000 for advance, design and permitting for living shoreline, stream restoration and best stormwater practices at 5 sites in the Cape. Governor Breeden added that applications are being made for construction grants. He answered a question about receiving funds, saying that NFWF provided instructions for that process. Bylaw changes voted on in January were recorded at the county.

Town Manager Tewey announced that the Certificate of Insurance was received for Cinco de Mayo outdoor dining at Broadneck Grill.

## **NEW BUSINESS**

President Zadera reported that there are potentially dangerous trees between the Walnut Ridge community and Cedar Tree Lane in the Cape. The trees are not on Cape property. Walnut Ridge has been made aware of the issue but has given no response yet.

Girl Scout Troop 1134 has applied to become a Cape Recognized Organization and that will be discussed in closed session.

## **VARIANCE REQUEST**

The owners of 1084 Riverbay Road are requesting a variance for the height of a seawall. CSCIA does not own the riparian rights there, so it is being treated as a fence on the property line. It will be discussed in closed session.

## **COMMENTS**

Budget Committee Chair Charlie Moore presented possible dates for the budget organizational meeting. It was set for May 9 at 7:00 pm.

Blake Morris asked about plans for the Bella's trailer for serving alcohol. Governor Breeden said that the permitting process and liquor licensing is going to take a lot of time. The owner may be able to be hired by events that hold a liquor license.

Stacy Wildberger of Cape Conservation Corps (CCC) reiterated the Logan family's appreciation of the bench installation. The Master Gardener program/pollinator garden speaker event went very well, as did the Project Clean Stream event. She thanked the volunteers and Matthew's Hauling for taking the collected trash to the dump. Wednesday Weed Warriors will start their full schedule this week. A kickoff event to recruit volunteers will be held April 12 at Little Magothy beach. They will have a table at the Goshen Farm Open House on April 13. Planting at Little Magothy Beach will be on May 4. The Girl Scout libraries are to be installed in July. Slabs from trees taken down at Little Magothy will be used as steppingstones along the path. CCC is looking to do another plein air event. The fundraiser night at Broadneck Grill is April 17 from 5-9 pm. She was approached by the Watershed Steward program regarding revamping the rain garden at the clubhouse. Discussion followed and it was decided to postpone that pending plans for a deck. The rain garden may need to be a mitigation project to offset construction of a deck.

## **ADJOURNMENT**

A motion was made by Governor Shipley to adjourn to closed session, seconded by Governor Layman and approved unanimously. The meeting was adjourned to closed session at 8:21 pm. The closed session occurred from 8:33 pm to 9:47 pm. The April 8, 2024 CSCIA Board of Governors meeting was adjourned at 9:47 pm.