

## BOG Meeting May 13, 2024

In attendance in person: President Jerome Zadera, Governors Beau Breeden, Cheri Fairchild, Ed Hayes, Mary Lamb, Matt Layman, Town Manager Frank Tewey, Budget Committee members Blake Morris and Charlie Shoul and guests Becky Benner and Stacy Wildberger. In attendance online: Governor Michele Shipley.

President Zadera called the meeting to order at 7:35 pm, wished everyone a Happy Mother's Day, noted that parking stickers must be displayed and asked everyone to use caution when driving in the Cape and be aware of kids on bikes and skateboards. Please review the beach and park rules. Due to thefts in the neighborhood, remember to lock your car doors even in your driveway. He announced that Governor Connor has resigned from the board for personal reasons and filling the vacancy will be discussed if it becomes necessary. The clubhouse will be used as a polling place on May 14 and exercise your right to vote.

### MINUTES AND FINANCIAL STATEMENTS

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

The financial statements for March 2024 were discussed. A motion was made to approve by Governor Laymen and seconded by Governor Lamb. Balances of the bank accounts were: Operating funds- \$203,000, Beach restoration grants- \$195,000, piers- \$327,000 and Special Community Benefits District (SCBD)- \$380,000. The motion passed unanimously.

### TOWN MANAGER REPORT

Town Manager Tewey said there were very few updates since his report at the quarterly meeting in April. Off duty police officers are covering 25 of 31 days in May, the budget meeting will be Thursday May 16, and 4 building applications were approved.

### COMMITTEE REPORTS

**Broadneck Council of Communities (BCC):** Governor Breeden announced Amanda Fiedler, Senator Gile and Delegate Bagnall attended the general meeting on April 25. Rezoning issues were discussed. The pilot program for weekend traffic control will be implemented starting this weekend, with Exit 32 at Oceanic Drive closed Friday- Saturday afternoon. Traffic lights are being installed at Exit 29 and 30, and on St Margarets Road at Pleasant Plains. Options are being tested to see what works for all involved. A BCC representative will attend the Anne Arundel Co. Homeowners Association summit with Growth In Action to be held on June 1. Reserve studies will be discussed.

**Beaches & Parks:** Governor Breeden reported that beach attendant training was held on May 11, with 19 in attendance to learn about Cape rules, confrontation de-escalation, etc. Town Manager Tewey will create a schedule for the entire summer soon.

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

**Building:** See Town Manager report.

**Budget:** Governor Shipley reiterated the May 16 date for the budget meeting.

**Caper:** Governor Lamb said the latest issue of the Caper was out early. The reduced activity in home sales has caused realtors to cut back advertising, which affects revenues. The coupon issue will increase ads for one month only. Groups providing articles are limited to one page unless they are willing to pay for more pages.

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

**Events:** Governor Lamb announced the Cape Clean Up will be Wednesday morning through Friday morning, June 12-14.

**Grants:** Governor Breeden reported that the National Fish & Wildlife Foundation will be visiting on June 3 from 9-12 regarding the \$75,000 design and planning grant awarded and the pending grant application. All governors are invited to join the tour.

**Legislative:** No report.

**Piers:** Governor Breeden commended Matt Cox on pier assignments and suggestions for improvements to the system. There are very few slips left to fill. Boats must be in slips by June 1. If your boat cannot be in by that date, contact the piers committee as soon as possible. A grace period or a sublease can be done for those with valid reasons.

**Security:** See Town Manager report.

**Strawberry Festival:** Governor Lamb planning is in full swing and that the banner went up over Cape St Claire Rd. There are still a couple of spaces available for corporate sponsors to provide free events for kids at the park.

**Technology:** No report.

### OLD BUSINESS

President Zadera reported no response from the Walnut Ridge community regarding potentially dangerous trees between them and Cedar Tree Lane in the Cape. There has also been no update from the county regarding the proposed crosswalk.

## **NEW BUSINESS**

Town Manager Tewey said that he spoke with residents who asked at the quarterly meeting about installing a water level sensor in the community. Dave Jones, former meteorologist, and Eileen Prager, marine scientist, have identified a \$3000 grant for equipment and installation of a sensor and cellular access. Community partnerships are being sought to report water levels to the National Oceanic and Atmospheric Association (NOAA), the National Aeronautics and Space Administration (NASA) and the United States Geological Survey (USGS). There may be someone they know willing to pay for costs after the original grant runs out. The Geocollaborate website could be added to our website to supply real-time tide information and predictions. Mr. Jones and Ms. Prager will write the grant due June 16. Discussion followed regarding placement and requirements of the grant. Governor Breeden will get more details. He made a motion to allow Mr. Jones/Ms. Prager to submit the application on behalf of CSCIA. It was seconded by Governor Hayes and passed unanimously.

Governor Lamb thanked the Hargrave twins for rebuilding the Strawberry Festival ticket booths for their Eagle Scout project.

Governor Lamb also spoke regarding the volunteer service that Bill Szczytko provides for information technology for CSCIA. She feels that given the amount of time it involves maintaining the IT needs, he should be compensated. Discussion followed regarding budgets, salary vs. payments, etc. She is to speak with Mr. Szczytko and report back later.

President Zadera reported Al McCullough of Sustainable Science was at the main beach to monitor transects for reporting sand retention.

Anne Arundel Co. has introduced legislation for the Department of Inspections and Permit to adopt the 2021 International Building code and 2020 National Electrical Code per Maryland law for commercial buildings.

The Harbour School education visit will be June 11.

Governor Breeden gave a presentation regarding proposed rezoning for Region 4. He served on the Stakeholders Advisory Committee for the past two years reviewing the changes. There are two bills introduced. Bill 27-24 is for the General Development Plan. For CSCIA owned properties, 1290 Swan Drive is designated MA1 (Marina) and R5 with a recommended change to OS. 1084 Little Magothy View is currently R5, recommendation is OS. 1038 Lake Claire Drive is currently split as R5, MA1, and OS. The recommendation is to remove the R5 but keep MA1 and OS to keep potential for piers at Lake Claire but open space at the Serene Ravine. Boat storage can only occur on lots with the MA1 designation. A motion was made by Governor Breeden to accept the final recommended zoning changes. It was seconded by Governor Lamb and passed unanimously. Bill 28-24 is for Comprehensive Zoning consistency. Most of the recommended changes are to properties with more than one zoning designation. The goal is to simplify the designations to one per lot, consistent with its use. For example, some lots are designated as R5 (Residential, 5 house per acre) and OS (Open Space) because of a steep slope or land in the critical area. If that lot has a home, the recommendation is for it to be all R5, as the steep slope or critical area cannot be developed anyway. If the lot is not buildable and has no house, it may be recommended to be all OS. Most of the lots with proposed changes are on Latrobe Dr, Lake Claire Dr, Cape St Claire Rd, Poplar Tree Dr and Harbour View Terrace. At the Deep Creek marina, CSCIA owns the land along the water behind the homes, zoned R5 and MA1, with all MA1 as the suggestion. Discussion followed regarding current and potential use of various lots, pros and cons of the designations, and what is public information or needs to be relayed to homeowners. If CSCIA wants changes other than those proposed, suggestions must be made to Councilwoman Amanda Feidler as she is the one who can introduce an amendment. Requests for changes can be made again in the next rezoning in 10 years. A motion was made by Governor Layman that Governor Breeden be given authority to act on behalf of CSCIA to review the proposed changes and make recommendations to the county based on his knowledge and experience with the subject. The motion was seconded by Governor Hayes. It passed with one abstention by Governor Breeden.

## **COMMENTS**

Charlie Shoul reminded everyone of the budget meeting.

Becky Benner reported the Garden Club plant sale will occur rain or shine on May 18 from 8 am-2 pm. A car will be left in the parking lot overnight on the 17<sup>th</sup>. The next monthly meeting will be June 4 to discuss the sale successes and areas for improvement. On June 8 they will go to Chanticleer and Stoneleigh gardens. There will be no Garden Club events in July or August.

Mrs. Benner also reported that the Goshen Farm Preservation Society will have a booth at the Strawberry Festival. Their next event for the public will be Wine Down at the Farm on August 18.

Stacy Wildberger of Cape Conservation Corps (CCC) said 27 volunteers put in 61 hours planting 1000 plugs and plants at Little Magothy Beach on May 4. Wednesday Weed Warriors is ongoing, currently with several Broadneck High School students as volunteers. It is assumed they will not continue during the summer months. 84 Lumber will supply at no cost all construction materials needed for Rebecca Sawyer's Little Learning Libraries to be installed in July at the Serene Ravine and Little Magothy Beach. The Habitat Heroes tour will be held on June 4 at 5:30 pm. CCC will have a booth at the Strawberry Festival where kids can plant milkweed seedlings in newspaper pots to take home.

## **ADJOURNMENT**

A motion was made by Governor Fairchild to adjourn to closed session, seconded by Governor Breeden and approved unanimously. The meeting was adjourned to closed session at 9:02 pm. The closed session occurred from 9:04 pm to 9:34 pm. The May 11, 2024 CSCIA Board of Governors meeting was adjourned at 9:34 pm.