

BOG Meeting July 12, 2021

In attendance were: President Jeff Roche, Governors Bill Szczytko, Beau Breeden, Mary Lamb, Neil Macindoe, Jerome Zadera, Michele Shipley, Cheri Fairchild, Dawn Myers, Town Manager Ryan Anderson, budget committee members Charlie Moore and Michael Buchet, and guests Bob Bishop, Lara Lawson and Stacy Wildberger.

President Roche called the meeting to order in an online session of GoToMeeting at 7:33 pm and thanked all for attending and those who helped while he was on vacation.

Mr. Roche introduced resident Lara Lawson and asked her to present her request for a variance at her property at 1292 Seabright Drive. Ms. Lawson showed pictures and plans for an above ground pool to be built in their backyard. Due to the location of electric and sewer lines, the Lawson's request a 3 ft variance that would allow the pool to be placed 7 feet from the lot boundary. The Board thanked her for a very professional presentation and said it would be discussed in closed session and Mr. Roche would contact her after the vote.

Minutes of the June 14, 2021 BOG meeting were reviewed. A motion to approve was made by Governor Lamb, seconded by Governor Macindoe and unanimously approved.

The P&L statement for May was reviewed. A motion to approve was made by Governor Breeden, seconded by Governor Szczytko and unanimously approved.

COMMITTEE REPORTS

Beaches and Parks: Governor Breeden reported the beaches have been busy. The beach attendants have worked out well. July 4th went very well with large crowds. He thanked the 2 police officers, Governors Macindoe and Town Manager Anderson. From parade to park closing, it was a long and busy but smooth day. Governor Macindoe added his appreciation of the beach attendants and reported compliments from residents, saying attendants are heading off issues before they become problems.

Business Lot Owners Association: See Town Manager report.

Broadneck Council of Communities: Governor Breeden said that the BCC has been active addressing Bay Bridge traffic. Anne Arundel County police officers have been patrolling the roads near the bridge and turning away cars after Sandy Point State Park lots are full and the park closes, as it has been every Saturday and Sunday since Memorial Day weekend. Sgt. Clark, who has been overseeing that program is retiring and therefore it has not been as organized as usual. The BCC is lobbying the state officials to get state police to patrol better. The BCC is also involved with Plan2040, the county's long range General Development Plan. An emergency meeting was held with the owners of Freshfield Lane in Arnold to discuss alternatives to plans for development. The Magothy Land Trust or Open Space may try to purchase the property instead to prevent the building of 37 homes on 7 acres.

Budget: Mr. Buchet announced that the July 22nd budget meeting will be a hybrid held at the house of Charlie Moore at 7:30 for those who wish to meet in person but will be available virtually for those who prefer to meet remotely. A draft budget document using preliminary June 2021 figures will be used as the framework for the FY23 budget. If anyone has changes to those numbers, please contact the budget committee.

Building: President Roche thanked Mr. Anderson for his assistance keeping requests moving forward during Mr. Roche's vacation and said he will catch up on his backlog this week.

Caper: Governor Lamb reported the July issue of the Caper will be online July 13. The print version had to be sent to the printer and no pictures were received from the July 4th events, so any that come in will be in the next issue. She is pleased with the financial status for FY21.

Clubhouse: Governor Lamb said that the clubhouse is back to normal operations and the church is planning services.

Covenants: Governor Fairchild reported on the June 30 County zoning board hearing regarding the 1300 Breezeway Dr resident's motion to dismiss the appeal made by CSCIA to prevent more than one residence in a single home. The motion to dismiss was approved. A zoning board member had commented that the appeal had been supported by the HOA but not neighbors or members of the community. President Roche added that there were witnesses but the lawyer who was representing CSCIA thought that with our covenants written as they are, there should not have been grounds to dismiss. The lawyer submitted information but did not present on our behalf. It was a motion to dismiss, a motion on our standing to have a say in the matter, not a motion to hear our objections. The board said that no one was complaining of things seen/smelled/heard from the residence. Neighbors were present at the hearing, but the board did not have them speak. President Roche expressed concern that the zoning board does not feel that the HOA has a voice regarding zoning issues within the community. Governor Fairchild said that a bigger impact is made when individual homeowners express their concerns to the county. Options for moving forward or dropping the matter will be discussed in closed session.

Events: Governor Lamb thanked the events committee for the July 4 event.

Legislative: No report.

Piers: Governor Breeden reported that 99% of projected piers revenue has been received. There has been increased enforcement of contracts. Slip owners were notified that any slip without a boat by today would be sublet. Non-communicative owners (those who are not replying to calls/emails) will forfeit their slip. The last piers meeting had about 15 people in attendance, which is more than ever attended indoor meetings. He thanked the Mr. Anderson and the grounds crew for their help with the piers.

Security: Governor Breeden said there was one incident with people from Laurel being cited by Anne Arundel County police for trespassing at the beach after hours. The towing program is active, and one non-resident vehicle has been towed. We have 3 of 4 security officer positions filled.

Strawberry Festival: Governor Lamb reported the festival is 6 weeks away and planning is on track. She needs a signature on the one-day liquor license application.

Technology: Governor Szczytko reported he is doing the usual Facebook and website updates.

Town Manager- Town Manager Anderson reported extensive storm damage by trees on community property, including on the pool trail, the pool playground, the steep slope by the Deep Creek bulkhead, and a branch on a resident's roof. He thanked Richard's Tree Care for their quick response. Engineered wood chips for the playgrounds have been ordered and were paid for in the FY21 budget. Sand to replenish the sandbox with the spring riders will be ordered as well. The watershed steward candidate has submitted a vegetation management application for removing invasive species at Deep Creek and will probably complete the project in the Oct/Nov timeframe. There are 12 beach attendants and scheduling has been better since school is out but will become an issue after college is back in session. Youth Sailing is back after the 2020 lost season and runs through mid-August. Lake Claire is busy while sailing classes are occurring. The county Mosquito Control program continues to run, spraying as needed on Wednesday nights. County Water Quality testing also continues at the main beach (Chesapeake Bay) and Lake Claire (Magothy River) until Labor Day. No boats, Jet Skis (personal watercraft), windsurfing, etc. are allowed in the 100 ft swim area. The gates and locks at the Lake Claire and Little Magothy piers are not holding up well. A quote has been received from a locksmith who will need to replace the locks and have stronger supports manufactured. There have been people climbing the gates and jumping from the piers. Signage warning of the danger and prohibiting jumping from the piers was installed. The clubhouse is operating at 100% capacity. The security camera system upgrade is in progress. The piers meetings follow the 1st Tuesday of the month schedule, outdoors at the boat ramp at 7pm. For pump outs, call or email the office. When one is requested, a pump out will be scheduled for a weekend day and all slip owners will be notified. Deep Creek dredging is still planned for October. There is a fee to dredge and an additional fee if removing subaquatic vegetation. The permitter said that an environmental project on your property can potentially be used in lieu of the fee. CSCIA will submit the Site 2 Lake Claire project to possibly be the waiver for that fee. The piling replacement at Deep Creek will occur in FY22. Zoning enforcement inspections have resumed now that the county is fully open. Mr. Anderson reiterated the most common issues: unregistered vehicles, oversized vehicles, overgrown grass and portable storage units over 60 days. We have 3 of 4 security positions filled and 23 of 31 dates in July are covered. He thanked Governor Macindoe for his help. The extra security for July 4 was helpful. The county council has extended outdoor dining until November 1. Towing procedures are in effect and one car has towed. Board members were asked to send in requests for budget line items before the meeting in 13 days. Wage proposals will be discussed in closed session. The last FY21 SCBD payment was received.

OLD BUSINESS

Governor Breeden reported that a meeting was held July 8 with residents along Riverbay Rd (1220, 1222, 1224, 1226, 1232 attended) regarding their concerns with the beach project and continued sand loss and wave action. Representatives from BioHabitats (Joe Berg), Sustainable Science (Albert McCullough), Little Magothy River Association (Mike Pappas), riparian rights expert Dirk Schwenk, President Roche, Governors Breeden, Macindoe and Schmidt, and Mr. Anderson attended the 2-hour meeting. A detailed presentation was made by Mr. McCullough on the science behind wave action. The cobble bar was explained, showing that it is rocks laid not as a jetty, but more as a beach, then covered with sand. It is not intended to stop waves but to reduce the damage caused by them. There was frank discussion and ended with consensus among the residents that proceeding with that portion of the project would be beneficial to the community and that the two \$250K grants should be allocated for it and the common dredge along with the Little Magothy River Association. Realtime data received will be put on the website to show the effect of the project. Mr. Anderson supplied photos from the Queen Anne County Conquest Beach community project done 5 years ago to show how successful this project could be. Governor Breeden thanked Mr. Anderson for organizing an effective meeting. President Roche said a letter is being reviewed by the lawyer for the residents to sign saying that they have seen the plans and agree with moving forward with the permit.

NEW BUSINESS

President Roche asked for opinions on moving back to in-person meetings. Discussion on the options of hybrid meetings, live streaming and in-person meeting occurred. The legality of virtual meetings while not in a state of emergency will be researched. A motion was made by Governor Fairchild and seconded by Governor Breeden that the July quarterly meeting would be held virtually. The motion passed unanimously. A motion was made by Governor Breeden and seconded by Governor Shipley that the August Board of Governors meeting will be held in person with the ability to phone in as permitted by the bylaws. The motion passed unanimously. The quarterly meeting will be publicized on Facebook, the website and via the new email list.

COMMENTS

Stacy Wildberger reported that the Cape Conservation Corps held the Habitat Heroes tour in June with a good turnout. A second one will be August 21 to catch up for 2019-2020. The native plant sale will be held September 25 at 9am with experts on hand. Weed Warriors continue weeding on Wednesday evenings, but fewer volunteers are participating. Mrs. Wildberger will talk with Governor Macindoe and Mr. Anderson regarding cleaning up overgrowth and dumped vegetation at the end of the property and planting shrubs there. An informational sign is being developed for the Serene Ravine. They are also working at the Little Magothy rain garden.

Mr. Buchet noted that for any changes made to the quarterly meetings, time must be allowed to have the change announced in the print version of the Caper. He also asked that the Board consider the more at-risk populations who are not comfortable attending a meeting in person but who would still like to participate.

Governor Szczytko spoke on behalf of Becky Benner announcing the next Goshen Farm outdoor concert for Friday, July 23, 6:30 and 7:40 pm at the farm and that the Garden Club will maintain their gardens but not meet during July and August.

ADJOURNMENT

A motion was made by Governor Fairchild to adjourn and move to a closed session. It was seconded by Governor Breeden and approved unanimously. The July 12, 2021 meeting of the CSCIA Board of Governors was adjourned to a closed session at 8:43 pm.

CLOSED SESSION

A closed session was convened at 8:45 pm and adjourned at 9:26 pm. The regular session of the July 12, 2021 meeting was adjourned at 9:27 pm.