

## BOG Meeting August 14, 2023

In attendance in person: President Beau Breeden, Governors Jennifer Connor, Cheri Fairchild, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Town Manager Frank Tewey, Budget Committee members Thor Harris and Charlie Shoul and guest Stacy Wildberger. In attendance online: Governors Joe Angel and Michele Shipley.

President Breeden called the meeting to order at 7:34 pm, noted that parks have been busy, but summer is winding down and school will be starting soon. He asked that everyone be mindful of pedestrians as kids walk to and from school and activities. Please watch your speed on the roads, obey stop signs, and keep everyone safe.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the July 11, 2023 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Layman, seconded by Governor Lamb, and approved unanimously.

The final fiscal year (FY23) financial statements for June 30, 2023 were reviewed. A motion to accept the financials was made by Governor Angel and seconded by Governor Fairchild. President Breeden explained the accumulated depreciation in response to a question and said he would get a more thorough explanation from the accountant. He pointed out the movement of \$75K earmarked for dredging to savings within the piers account. Cash balances of the CSCIA bank accounts are about \$329K for the maintenance funds of the corporation, \$250K in piers operating/capital improvement funds, and the Special Community Benefits District (SCBD) funds of \$281K. A question was asked about the July Volunteer Appreciation line expenses and the books will be checked to see if anything was applied to an incorrect line. The motion passed unanimously.

### TOWN MANAGER REPORT

Town Manager Tewey announced that representatives from Miller+Dodson toured the Cape properties on July 17 and a progress report expected by August 17. He will follow up with them if not received.

The State Highway Administration pilot study with closed ramps to eastbound Rt 50 after Cape St Claire Rd on weekends has had a positive impact so far, with eastbound backups on Sunday afternoons and evenings being the biggest issue.

The clubhouse is booked for all Saturdays but one from now through the end of the year.

The next budget meeting will be August 17.

Security officers are covering 25 of 31 shifts. Mr. Tewey received a proposal from 1 Marksman Technology to provide cellular service that is cost prohibitive (over \$400K). He will investigate the possibility of Verizon hotspots instead.

The maintenance crew has been working on replacing boards at the crabbing/fishing pier. A pizza party was held for the beach attendants. Some of them will be returning to college soon, but most shifts are still covered. There have been large crowds for Bluegrass events so an additional attendant has been scheduled to help with parking on those days. English/Spanish signs for beach rules and regulations were posted at Lake Claire and the main beach.

Throw rings and safety ladders were ordered for the piers.

A tree on Hampton Dr was removed by Richard's Tree Service. They will assess two at Little Magothy beach. They are still to supply dirt/rocks for the field parking lot.

Pier censuses were done on July 31 and August 14.

The variance request presented at the last meeting was denied both by CSCIA and the county. A variance request to allow a detached garage will be scheduled for the September meeting. Three standard building requests have been received and have been processed by Mr. Tewey and Governor Layman.

The Chesapeake National Recreation Area (CNRA) has not yet been introduced as a bill by Senator Sarbanes.

### COMMITTEE REPORTS

**Broadneck Council of Communities (BCC):** President Breeden reported said the draft legislation available for comment included some wording to provide protections requested by the BCC limiting access to Whitehall. The BCC will remain neutral on the bill as long as those protections remain. A stoplight is to be installed at the intersection of St. Margarets Rd, Pleasant Plains Rd and Old Mill Bottom Rd.

**Beaches & Parks:** Governor Macindoe said the beaches have been very busy. A local Girl Scout troop will do a beach cleanup on September 26 at the main beach and Lake Claire. There have been requests from for-profit businesses to have events at our parks and Mr. Macindoe recommends that the policies for such events be reviewed.

**Business Lot Owners Association (BLOA):** See Old Business.

**Building:** See Town Manager report.

**Budget:** The next meeting is August 17.

**Capex:** Governor Lamb said that due to rising printing costs, free advertising (for churches, etc.) will continue to be limited to one page. Advertising is strong. Town Manager and President's messages are needed now.

**Clubhouse:** Governor Lamb said there have been some minor issues with renters, but overall rentals have been good.

**Events:** Governor Lamb said she is in communication with the county regarding special event fees for Halloween. Even though no streets will be blocked, they are asking for notification of events with more than 500 expected attendees. President Breeden asked that any correspondence from the county come in writing. There was discussion about the privacy of the community and concern that the request is for the health department. They could require inspections at events and close them down. Planning continues for a movie night.

**Grants:** President Breeden reported that grant submissions are still being evaluated.

**Legislative:** See Town Manager report.

**Piers:** President Breeden reported that he and Piers Administrator Williams are preparing letters for those not in compliance with the slip renter contract. Overall, it has been a good season and several moves have occurred. Budgeting was discussed at the last piers meeting, but with the uncertainty of the reserve study, no draft has been made yet. Historically the piers have been self-sustaining, with the slip rentals covering the expense of the piers. One exception was when a loan was needed to replace the bulkhead and walkway. Those at the meeting expressed concern that they will take on an inordinate percentage of the reserve funding if the 200+ renters are the only ones to supply the funds for replacement of the piers. Discussion followed regarding what is a benefit to the entire community even if not used by everyone. The beaches, playgrounds, shopping center, piers, clubhouse, pool, etc. all help to make the Cape a desirable community and home values reflect that regardless of what amenities any one household uses. Several options were discussed, but with no reserve study report numbers available, it was determined that no concrete plan can be made yet, and that piers budgeting will have to follow the historical process for now. Mr. Tewey is to ask Miller+Dodson for preliminary figures, even is just for piers, in order to move the budgeting process forward. If numbers are not obtained, assumptions will be made to complete draft budgets for piers and CSCIA operations. Changes to the SCBD assessment may be needed, which will require a bylaw change. It is hoped that the information needed will be provided in time to create a realistic draft budget by the October quarterly membership meeting. If not, then the budget may need to be amended before the January vote, which would require a bylaw change as well.

**Security:** See Town Manager report.

**Strawberry Festival:** Governor Lamb said planning has begun and vendor bookings are about half full.

**Technology:** No report.

## **OLD BUSINESS**

President Breeden presented deeded agreements between CSCIA and the shopping center BLOA, and CSCIA and the Swim Club. Both show that the properties there are not maintained by CSCIA and therefore are not to be part of the reserve study assets.

## **NEW BUSINESS**

Governor Lamb said the county has received complaints about the height of vegetation on the road island on Green Holly Drive. It is usually maintained by the Garden Club and the county may take over maintenance if nothing is done to improve visibility. Mr. Tewey will reach out to the Garden Club to inform them and find out what they plan to do. In the meantime, the CSCIA maintenance crew will remove/trim as needed to expose all signs and improve visibility.

A motion was made by Governor Angel to make a resolution to allow Town Manager Tewey to speak on behalf of CSCIA at specific court administrative hearings. It was seconded by Governor Lamb and passed unanimously. The resolution will read "We, Cape St Claire Improvement Association, hereby appoint Frank Tewey, our Town Manager, to speak on our behalf at hearings on the above referenced cases for the administrative hearing office of Anne Arundel County or the Anne Arundel County Board of Appeals".

President Breeden announced that the Stakeholders Advisory Committee is winding down their activity on the Plan 2040 long range planning recommendations for the county, including capital rezoning. Some CSCIA owned properties have more than one zoning: marina (MA1), open space (OS), and/or residential (R5). The county council would like to go to a "one lot/one zoning" rule, with individual lots being exceptions. Discussion followed and arguments could be made for making one or the other of the possible zoning choices but could affect future planning for those lots. Split zoning was originally done in the 1980's based on requests from the community. CSCIA could reach out to Councilwoman Fiedler to express concern over changing the current zoning. The county is accepting public comments and there will be opportunities to argue for or against choices. Rezoning is updated every 10 years.

At the quarterly meeting, a request was made to the board to discuss the policies regarding vehicles allowed to have stickers for parking at CSCIA properties. Discussion included the following: Currently any vehicle that parks in a CSCIA property parking space must display a parking sticker, guest pass, or temporary pass for an event. All roads in the Cape are public, maintained by the county Department of Public Works and rules enforced by county police. Various off-road or low-speed vehicles can have a CSCIA parking sticker per current policy. CSCIA does not check for valid registration of any vehicle and cannot easily have any unregistered vehicle towed, so the stickers are a way to identify owners. The owner is responsible for the legality of a vehicle on the public roads while travelling to and from CSCIA

property and assumes any risk in driving an unregistered vehicle. Information collected on the postcard invoice for maintenance fees will be reviewed. No changes will be made to the policy at this time.

#### **COMMENTS**

Stacy Wildberger, on behalf of Cathy Logan, asked about a memorial bench for Mrs. Logan's late son. Discussion about type, location, cost, length of memorial status, etc. was held. It was determined that Mrs. Logan should reach out to Mr. Tewey to discuss options, but that a policy should be developed to set standards for memorials. One recommendation is a legacy walkway that would allow engraved blocks in the main beach walkway.

Mrs. Wildberger spoke for the Cape Conservation Corps (CCC) and said 78 oyster cages were built by about 40 volunteers at their recent event. Wednesday Weed Warriors continue 5-7pm weeding but volunteers are welcome to weed at other times to avoid the heat. CCC is awaiting a decision on the Unity Garden grant request made to acquire 75-100 trees and shrubs. Allison Milligan will speak on September 7 about the benefits of native plants that will be available at the plant sale on September 23. CCC would like to hold a plein air art event at Little Magothy beach with a musician performing. Artists would set up along the driveway and people could walk the property, enjoy the scenery and watch art being created. Mrs. Wildberger will submit a beach party application. CCC has asked for corporate sponsorship and is getting good response from local businesses. They will be featured on the CCC website and at speaker events.

#### **ADJOURNMENT**

A motion was made by Governor Angel to adjourn to closed session, seconded by Governor Layman and approved unanimously. The meeting was adjourned to closed session at 9:20 pm. The closed session occurred from 9:26 pm to 9:37 pm. The August 14, 2023 CSCIA Board of Governors meeting was adjourned at 9:37 pm.