

## BOG Meeting August 8, 2022

In attendance in person: President Beau Breeden, Governors Neil Macindoe, Mary Lamb, Cheri Fairchild, Joe Angel, and Michele Shipley, Town Manager Ryan Anderson, and guests Steve Arnold, Thor Harris, Stacy Wildberger, and Cathy Gazzo. In attendance online: Governor Dawn Myers and guests Kirsten Dalton and Adam Carballo.

President Breeden called the meeting to order at 7:31 pm, and stated that it has been a good summer, with busy beaches and parks and beach attendants doing a good job of monitoring. As school starts back, availability of beach attendants will decrease, but so will use of the parks. Office business has been brisk, with many pier/bulkhead agreements and riparian rights questions as residents continue to repair damage caused by last October's nor'easter storm.

### VARIANCE REQUEST

Resident Kirsten Dalton and Adam Carballo, of Carballo Architecture, LLC, presented a variance request for less than usual setbacks for 975 Mt Holly Drive. The house has a detached garage at the rear of the house. Mrs. Dalton proposes to enlarge the kitchen and add living space and a bathroom to connect the main house to the garage, which will be extended as well. She is requesting a 3-foot variance to the 10-foot side setback on one side of the house with nothing overhanging beyond the extra 3 feet. Other property lines are not affected. Mr. Carballo did not have information regarding the location of the neighboring well but is aware of the minimum distance allowed by the Department of Health. With the garage situated 20 feet from the back property line, he does not expect an issue and understands that a variance from the health department would be necessary if within the minimum. Town Manager Anderson informed them it would be discussed in closed session and to expect a response on Tuesday.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the July 11, 2022 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Macindoe, and approved unanimously.

The financial statements for June 2022 were reviewed. A motion to approve was made by Governor Lamb and seconded by Governor Angel. President Breeden reminded all that the financials had been preliminary only in July due to a death in the family of the accountant. He commented that the piers, maintenance, SCBD, and general corporation budgets ended FY22 in the black, despite Covid and inflation not foreseen when creating the budget in 2020. Carryover from FY22 will be available for the FY2024 budget. He also pointed out that a line item had been added to show grant money received on the profit and loss statement, not only the balance sheet. The income is shown but the disbursements are not, so he recommended the financials not be approved until the accountant can be consulted. The motion was lost unanimously. (NOTE: I did look up how this should be worded per Robert's Rules and this seemed to be it, even though it sounds weird to our ears. Feel free to adjust if you want.)

### COMMITTEE REPORTS

**Beaches and Parks:** Governor Macindoe said the beach attendants continue to do a good job controlling access and that all the beaches and parks are being used by many residents.

**Business Lot Owners Association:** See Town Manager report.

**Broadneck Council of Communities:** President Breeden reported that the BCC will hold a joint Candidate's Night at the clubhouse on September 29 to provide a question-and-answer session with local political candidates for county executive, various district positions and possibly sheriff and others. With Cape Governors, BCC members and members of Arnold Preservation Council, there should be a good panel for the Q&A. He commented that the temporary light installed at Oceanic Drive is the pilot project chosen intended to control traffic flow from the access roads onto Rt 50 at the Bay Bridge, and that no other options came close to passing. There has been moderate success and mixed reviews. The light is to be up for two weeks, and study results expected about 8 weeks later. Also, the traffic on the bridge has, in the past, been routed to allow two-way traffic on the westbound span on Friday evenings and Saturdays, then back to one way on Sundays. The Eastern Shore petitioned for changes because of backups impeding egress for the Kent Island fire department. In 2019, new rules dictated that when backups get to a certain point, no matter the time or day, the bridge is adjusted to allow it to clear. Gates are being installed to reduce the turnaround time for that process from 45 minutes to 15 minutes.

President Breeden attended the county police's Eastern District National Night Out event that attracted about 1,500 people. CSCIA and BCC were sponsors and the event was well received.

He also serves on the advisory committee for the General Development Plan 2040. There is a listening session for the county council on Wednesday, August 10 from 6-8 pm at Severna Park Middle School for anyone who wishes to attend and give their opinion on the future of the county.

**Budget:** Governor Fairchild announced the next budget committee meeting is scheduled for August 17 at 7:30 pm and that anyone with requests or information pertinent to the budget please contact her or other committee members as soon as possible. The draft budget is to be presented at the September Board of Governors (BOG) meeting, a final budget presented at the October quarterly membership meeting and voted on at the January annual membership meeting.

**Building:** Governor Shipley said there are 4 pending applications. After discussion at the closed session this evening, she will meet with Town Manager Anderson to complete them.

**Caper:** Governor Lamb stated the photo layout in the double month issue was well received. Contracts for advertising for FY23 were sent out and many completed, collecting over 20% of advertising revenues expected for the year. She would like more articles.

**Clubhouse:** Governor Lamb reported that rentals are still strong, and she was impressed with the final FY22 numbers.

**Covenants:** No report.

**Events:** Governor Lamb announced that the Cape Clean Up is scheduled for September 23 and 24 and the next event will be Halloween Happenings. She is considering a Movie Night on the main beach at the end of August.

**Legislative:** No report.

**Piers:** President Breeden reported that next piers meeting will be August 9, postponed from last week due to a conflict. The FY23 budget will be reviewed, and a potential slip fee increase be considered to account for inflation and proposed projects. Boat checks are being done regularly and some slip holders may lose slips due to inactivity.

**Security:** President Breeden reported that we are down to one off-duty police officer with Governor Macindoe doing most of the main beach closings. Governor Macindoe said he has had very few issues, with most people being very cooperative about leaving at 10 pm.

**Strawberry Festival:** No report.

**Technology:** No report.

**Town Manager-** Town Manager Anderson reported the beach attendants are starting to return to school so a new one was hired. Weekly water monitoring by the county continues through Labor Day. Information is available on the AA Co Department of Health website. The Dept of Agriculture mosquito spraying program is also still in progress, with spraying done when deemed necessary and weather permitting. An invoice for the first tree removal in FY23 is expected soon. County inspectors noted an issue with the retaining wall at the east end of the main beach park and requested that it be backfilled using cloth and rocks to create a drainage system. Quotes are being obtained for both repair of the existing wall and replacement. Vegetation was removed from the east side fence up to the critical area. Clearing the remaining vegetation will be included in the permit for repair/replacement of the wall as it is in the same area of disturbance. Youth Sailing camp began has one week of six left and has been going very well. New chairs and tables were purchased for the clubhouse. The clubhouse was a polling place for the primary elections and will be again for the final election in November. Four pier slip reports have been conducted and 8-10 slip contracts may not be renewed due to inactivity. There are 96 people on the waitlist. The Lake Claire project was denied as a fee in lieu of for offsetting vegetation removal fees in the potential Deep Creek dredge. A meeting with CSCIA, Maryland Department of the Environment (MDE), the county and the dredge contractor will be held to see if allowing access to the creek at the boat ramp could be used as an in-kind payment. The Little Magothy River Association held a music night on the water on July 23<sup>rd</sup> that was well attended. Electrical issues at the flagpole and wall lights have not been addressed. Mr. Anderson was instructed to contact another electrician. Mr. Anderson and Governor Shipley have been working through complicated building applications. They are returning to monthly, or more if needed, building committee meetings. Fourteen of 31 dates in August are covered by security with most of the rest done by Governor Macindoe. There was some vandalism over the weekend which was taken care of today. It highlights the need for police presence. Outdoor dining continues until at least 2023. There was a complaint about fence placement at one of the shopping center restaurants, but it was found to be compliant when investigated. Tax bills were received for all Cape owned properties. The budget committee has been working hard and needs any requests/info as soon as possible in order to complete the draft budget. The preliminary budget will be presented to the board at the September meeting, finalized for presentation to the membership at the October quarterly meeting and then presented for vote at the January annual meeting. One of two maintenance crew workers will be returning to school next week. Hiring for closing the gate, changing the signboard and maintenance crew is being considered. There have been ongoing issues with the dumpster company since July and Mr. Anderson is looking into other options. There are other companies in the county, but some do not service this area.

## **OLD BUSINESS**

Governor Macindoe spoke about the need for additional security officers. With county officers allowed to get more overtime, it is hard to get them to work here. We can investigate services used by other communities, such as private firms who patrol in marked vehicles with orange lights. When quotes were obtained several years ago, the annual cost was three times the estimated budget for off-duty officers. Discussion followed regarding gates, both key card controlled and simple barrier gates for Lake Claire, noting that digital gates are cost prohibitive, and the boat pier needs to be accessible 24 hours.

President Breeden reported that he is awaiting the contract extension to complete monitoring and final addendum reporting of sand accretion through the fall by Alliance of the Chesapeake and BioHabitats. BioHabitats is currently working on the most recent report request by MDE. He added that he introduced the idea of a capital needs audit at the quarterly meeting in July and that the board and Cape Conservation Corps (CCC) are looking into the potential for more grant funding for the additional 5 sites in the beach project plans through US Fish & Wildlife. Work will begin in earnest after the summer to prepare for the March/April deadline.

President Breeden said that questions about riparian rights continue, and that it is always a learning process. With over 150 properties on the water in the Cape, the question comes up often for new owners or those wanting to do construction. Research is done to check land records on each one and agreements made to document the findings for future inquiries.

## **NEW BUSINESS**

Governor Lamb discussed the current rental fee structure for the clubhouse, rates at comparable venues such as the Broadneck Elks Lodge, and the expense of maintenance, repairs and upgrades to the building. She noted that in the past few years the kitchen and bathrooms have been fully remodeled, and the floors, ceiling, lights and roof replaced. She would like to see the addition of a patio on the water side to add more useable outdoor space. She recommended new pricing to stay competitive yet cover expenses. Discussion followed regarding prices, useable hours, insurance, security, custodial availability, use of the overlook and beach by renters, having peak season and off-season rates, phasing in new pricing and honoring current contracts, evaluating/rewriting the rental contract, building in a price escalation clause to allow for future increases, preferred vendor lists and issues with such a list, what information should be available on the website, etc. It was agreed that rates should be increased. Governors Fairchild and Shipley volunteered to assist Governor Lamb with rewriting the contract.

President Breeden spoke regarding the sudden death of long-time resident and former Board of Governors and Cape Pool president Craig Madden. He said that Mr. Madden was an intelligent, giving, valued member of the community, taken too young by a stroke. A reception to honor his life is to be held at the Riverbay home of Mr. Madden's family on Saturday, August 13 at 1-4 pm. The open house extends to the main beach for those who wish to visit there. Mr. Madden worked for the US Navy at Carderock, and his passing is an unfortunate loss for all who knew him.

Governor Fairchild wanted everyone to be aware of the August 29 start date for school. She also noted that the new start times for schools are 8 am for Cape Elementary, 9:15 am for Magothy River Middle, and 8:30 am for Broadneck High School. She asked that everyone be mindful and drive carefully, especially with the shortage of crossing guards to direct walkers and cars. Announcements will be added to the website and the Facebook page.

## **COMMENTS**

Resident Thor Harris introduced himself as a relatively new Cape resident who is glad to see what is happening behind the scenes with the community and it seems in good hands.

Stacy Wildberger reported for the Cape Conservation Corps, saying that Weed Warriors continue their Wednesday night weeding at the Serene Ravine and Little Magothy beach. The plant sale is September 17 and plants will be delivered on the 16<sup>th</sup>. Watershed Steward candidate Lydia McPherson-Shamberger's capstone project at Deep Creek is scheduled for October 1 and October 8. The Tree Trooper plan was sent to Town Manager Anderson and forwarded to Governor Macindoe for approval. There will no Harvest Bash this year, but instead they will host a speaker from the Nature Conservancy who happened to be one of the grant reviewers for the Chesapeake Bay Trust when the beach project was seeking grants. That will be November 4, 6-9 pm. The speaker is scheduled for 7 pm, expected to speak about 45 minutes, then there should be discussion about the potential projects at other beach sites.

## **ADJOURNMENT**

A motion was made by Governor Angel to adjourn and move to a closed session, seconded by Governor Fairchild and approved unanimously. The August 8, 2022 CSCIA Board of Governors meeting was adjourned to closed session at 8:39 pm.

## **CLOSED SESSION**

A closed session was convened at 8:40 pm and adjourned at 9:15 pm. The regular session of the August 8, 2022 meeting was adjourned at 9:15 pm.