

BOG Meeting August 9, 2021

In attendance in person: President Jeff Roche, Governors Bill Szczytko, Beau Breeden, Neil Macindoe, Jerome Zadera, Michele Shipley, Cheri Fairchild, budget committee member Charlie Moore, and guests Becky Benner and Stacy Wildberger. In attendance virtually: Governor Mary Lamb, Budget Committee member Michael Buchet and Town Manager Ryan Anderson.

President Roche called the meeting to order at the clubhouse (!!) at 7:30 pm. He said it had been a quiet month with many on vacation or readying for school. He thanked Governor Macindoe for stepping in to cover beach attendant shifts and assist while Town Manager Anderson was out.

Minutes of the July 12, 2021 BOG meeting were reviewed. A motion to approve was made by Governor Lamb, seconded by Governor Breeden and unanimously approved.

The financial statement for June 30, 2021 was reviewed. A motion to approve was made by Governor Breeden, seconded by Governor Lamb. There was discussion regarding the shortages and overages in the different non-SCBD sections of the budget. With more pier permits needed than expected, that line was well over budget for piers, but under budget in maintenance for example. The \$50,000 Fish & Wildlife grant had to be shown as income because it was received directly, whereas other grants were paid directly to contractors. The beach project loan is shown on the balance sheet, not the profit and loss report. A question was raised about the rollover from 2019 and Governor Breeden explained that as it was from a prior year, it is not considered income in 2021 but must still be reported as part of the spending plan to meet requirements for the county. After such discussion, the financial reports were unanimously approved.

COMMITTEE REPORTS

Beaches and Parks: Governor Breeden reported the beaches have been busy and thanked Governor Macindoe for his help. The beach attendant coverage will be reduced as school resumes. Youth Sailing camp will finish this week and their boats will be removed.

Business Lot Owners Association: No report.

Broadneck Council of Communities: No report.

Budget: Governor Breeden asked that any budget requests for FY23 be brought to the committee. Changes made at the last meeting will be incorporated into the June 9 document and presented to the Board. Decisions will need to be made on whether to raise the SCBD fee. The cap was raised last year but the actual fee was not. Discussion regarding inflation, deficits, legal expenses and cash flow management followed.

Building: President Roche reported a large decrease in building permit applications from last year, potentially from the increase in cost of building supplies and/or the large amount of building completed last year. He reported that there are properties on Riverbay Road where a "no build" line exists on the plots. The line is purely a CSCIA line, not involving the county, and therefore enforcing it is completely up CSCIA. A permit application was received for a structure already in place and denied as the construction was beyond the line. Further discussion would be held in closed session.

Caper: Governor Lamb reported the Caper is doing well. There has been a lot of interest in advertising, and she needs articles to help balance the ads.

Clubhouse: Governor Lamb said that the clubhouse rentals have increased significantly and that the Covid cleaning protocols and fee may have to be discussed depending on what happens with county and state requirements.

Covenants: Governor Fairchild reported a quiet month with one complaint about junk in a yard. The resident making the complaint was referred to the county as it falls within their oversight. She reminded everyone that complaints can be made by anyone, anonymously if desired, to the AACo 311 program where the status of the complaint can then be followed online.

Events: No report.

Legislative: No report.

Piers: Governor Breeden reported that the gate locks at Little Magothy and Lake Claire are still in need of replacement, and we are awaiting manufacture of the lock supports. The next pier meeting will be August 10 at Deep Creek to discuss the pier budget. The preliminary financial reports for July show the piers doing well. Slip moves were completed, warnings sent to those without boats in, subleases done for empty slips, and some slips are likely to be reassigned. With so many houses in the Cape selling, the wait list has had many changes.

Security: Governor Breeden said there was one incident this month and a full ban of the people involved is being pursued. He is working with thenBusiness Lot Owners Association on that. Governor Macindoe added that several security shifts are not

covered by the officers due to vacations and a delay in hiring the 4th officer due to an injury that prevents him from off-duty work.

Strawberry Festival: Governor Lamb reported the county executive will be speaking to the community at the Strawberry Festival at 11 am. She is hopeful that the festival will occur as planned, though if pandemic conditions worsen, the state or county rules could change, and the scope reduced. The number of persons allowed in the clubhouse at any time will probably be limited and outdoor seating with umbrellas provided instead. Chesapeake Charter will be donating bus service for shuttling from various stops around the Cape. Volunteers are needed for setup on the day before and for cleanup at 6 pm after the event. There will not be as much parking as in the last few years as part of the field will be used for a petting zoo. Governor Lamb asked if CSCIA would have a booth. Discussion followed and a sign-up form will be provided to the Board for volunteers to represent the community and answer questions. The booth will have the first aid kit and lost & found items.

Technology: Governor Szczytko reported that signups for email notifications from the Cape is up to about 50 people. He used it to promote the quarterly meeting, will for the Strawberry Festival as well. He asked that the Board think about for what else it could be used and how often. He is doing the usual Facebook and website updates and will post beach project updates once received.

Town Manager- Town Manager Anderson reported engineered wood chips for the playgrounds were delivered and sand to replenish the sandbox with the spring riders will be delivered before the Strawberry Festival. The watershed steward candidate will remove invasive species at Deep Creek on October 23 at 9 am and volunteers are encouraged to assist. There are 10 beach attendants and 4 of them will be on duty for the Strawberry Festival to assist with parking and trash removal. The county Mosquito Control program continues as needed on Wednesday nights. County Water Quality testing continues at the main beach (Chesapeake Bay) and Lake Claire (Magothy River) and results are reported online. The gates and locks at the Lake Claire and Little Magothy piers will be replaced but we are waiting on the manufacturer. Pump outs are being done by request. Deep Creek dredging is still planned for October and there is no update on our request for the beach project to be accepted in lieu of the subaquatic vegetation removal fee. Permits are in hand for the Deep Creek piling replacement. The 4th security officer has not officially been hired due to injury and 18 of 31 dates in August are covered. The county council has extended outdoor dining until November 1. Towing procedures are in effect and warnings are being issued.

OLD BUSINESS

Governor Szczytko reported that the current subscriptions to GoToWebinar and GoToMeeting are due for renewal in October at the cost of \$1000/yr and \$192/yr respectively. He suggested potentially using Google Meet, which is included in our Google Suite subscription. It was decided that with the pandemic numbers rising again, we will wait to see what happens in the next month to decide what to do for the next quarterly meeting and determine if either of the GoTo programs are needed.

Governor Breeden announced that Joe Berg, who has been the primary contractor on the beach project since 2016, will be away on vacation from August 28- October 4. An introductory phone meeting was held between Governors Breeden and Roche, Jim Cooper and Jim Fevret of BioHabitats, Laura Todd and Amanda Bland from Alliance of the Chesapeake to make sure everyone was aware of all updates. Governor Breeden is to forward the latest information to other board members regarding next steps. Site #2 needs a small modification to the permit and is otherwise ready. For Site #1, the permit needs to be modified to put the cobble bar (small cobbles and sand mixture at ground level and out into the water) back into the plan. An email was sent to four homeowners on Riverbay Road asking them to verify that they agree CSCIA should go forward with that plan. If sand is used from the dredging of the Little Magothy, it may be used to build up the main beach area. The contractor we are using is bidding for that dredging job and is likely to be selected for it. He will have to follow all proper procedures to do both jobs. Permits are being modified with the Maryland Department of the Environment and Anne Arundel County. There will be a walk through with county personnel. Depending on the amount of sand dredged, there may be some to use at Site #2. Contracts with Alliance of the Chesapeake are being updated to include the new amounts. The grants from the state need to be received before checks can be cut. None of the contingency buffer for Site #1 was needed so about \$60-75,000 from that plan is being reallocated to the Site #2 plan. When complete, this will be about a \$1.8 million project using \$650,000 in CSCIA loan funds along with \$923,000 in grants and matching funds. The time window in which to complete the project is Oct to February. The Little Magothy dredge in the channel to the bay must be done between October 15 and December 15 due to migratory bird and spawning fish rules. A meeting with the county is hoped for September. Installing a sign is required as part of the grant from the Chesapeake Bay Trust and needs to be done by October. The design and type of sign was discussed. A motion was made by Governor Breeden to install a hard sign with photos of the Cape project and information on living shorelines, and also use the Chronolog digital sign where progress updates can be uploaded. The digital sign comes with a fee that may be partly covered by the grant and cancelled at any time. The motion was seconded by Governor Shipley and passed unanimously. Governor Breeden will send approval.

President Roche noted for the record that the Board voted to move forward with a legal action. Records have been requested from the county based on the Freedom of Information Act and once received, CSCIA will move forward with a lawsuit.

NEW BUSINESS

President Roche reported that an email was received from a Scout asking to build a GaGa Ball area at the main beach. Governor Breeden commented that such projects are typically not approved because of lack of open space, the need for maintenance and a continuous supply of GaGa balls, and the fact that it creates another obstacle for mowing. Governor Breeden or Governor Macindoe will recommend other potential projects to the scout such as handrails on the stairs or along the paths to the beach.

COMMENTS

Stacy Wildberger reported that the Cape Conservation Corps will hold the next Habitat Heroes tour August 21 from 9 am – noon. Weed Warriors continue weeding on Wednesday evenings, and volunteers are needed to keep the Bush Killer vines under control. A sign has been designed for the Serene Ravine to give information on native plants and the history of the ravine. There will be a QR code link to the CCC website. The design will be brought to CSCIA for approval and a county permit will be obtained. It will be placed on CSCIA property, not county property. The native plant sale will be from 9 am-noon at the field behind the clubhouse on September 25. The plant order was doubled from last year's order. There will be Master Gardeners, Watershed Stewards, Chris Pax -native landscape architect, representatives from Adkins Arboretum, Pollinator Pathways, Unity Gardens, Goshen Farm, Lights Out Baltimore and Magothy River Association on hand to answer questions. CCC will submit an application to participate in the Strawberry Festival parade. Mrs. Wildberger mentioned that the Watershed Steward candidate is encountering some issues with the county regarding her plan to remove invasive species at Deep Creek but is working to resolve them by her planned workday of October 23. The Harvest Bash will be held at the clubhouse on November 5. Governor Zadera complimented the CCC on its improvement of the Serene Ravine over the years.

Becky Benner announced 3 remaining outdoor concerts at Goshen Farm scheduled for August 13, August 27, and September 10, all at 6:30 pm. Member Appreciation Night will be August 27 with 2-for-1 pizza and a free cookie for members. The Wine Tasting event will be held August 21 at the clubhouse. There will be a Goshen Farm booth at the Strawberry Festival. The Open House is planned for Sept 18. The Harvest Dinner will be held October 16 at Gloria Dei church.

Mrs. Benner spoke for the Garden Club also, noting that meetings will resume on first Tuesdays of the month beginning September 7.

Mike Buchet announced the next budget meeting for August 26 at 7pm in person with a virtual option as well. Governor Breeden reiterated that he will update the budget document and provide to Board members.

ADJOURNMENT

A motion was made by Governor Fairchild to adjourn and move to a closed session, seconded by Governor Szczytko and approved unanimously. The August 9, 2021 CSCIA Board of Governors meeting was adjourned to closed session at 8:41 pm.

CLOSED SESSION

A closed session was convened at 8:42 pm and adjourned at 9:10 pm. The regular session of the August 9, 2021 meeting was adjourned at 9:11 pm.