

BOG Meeting September 11, 2023

In attendance in person: President Beau Breeden, Governors Cheri Fairchild, Ed Hayes, Mary Lamb, Neil Macindoe, Kim Pollack, Michele Shipley, Jerome Zadera, Town Manager Frank Tewey, Budget Committee member Charlie Shoul and guests Lynn Allan, Becky Benner, Dominic Cucuzza, Ari D'Angelo, Martin & Laurie Gallagher, Cathy Gazzo, Joe & Gwen Gibson, Lisa Lyons, Kate Ries, Stacy Wildberger and Jeanne Winkler. In attendance online: Governors Jennifer Connor and Marissa Mirani and budget committee member Thor Harris.

President Breeden called the meeting to order at 7:33 pm, thanked all for attending and called for a moment of silence to honor those who perished in the 9-11 tragedy in 2001. Given the crowd of attendees present for building variances and a petition for a crosswalk, the board was introduced, then a motion made by Governor Fairchild and seconded by Governor Zadera to move Comments from the Floor to after building variances. The motion passed unanimously.

BUILDING VARIANCE

President Breeden explained the building variance process and that residents will be notified after discussion in closed session. The first building variance was by Martin & Laurie Gallagher for 793 Windgate Dr. regarding an already installed fence. Fence and Deck Connection installed the best side in. The fence building permit application had been approved by the board without catching the error. The fence does not face any public area and the one neighbor affected has no issue with it.

The second was by Lynn Allan of 1020 Lake Claire Dr. and designer Kate Ries regarding a 12x14ft pergola over an outdoor kitchen that would encroach 4 feet into the required 10ft side setback. With the way the house is situated on the lot that abuts Lake Claire, there is no easy way to cover the kitchen without encroaching. The charcoal-colored pergola has 4 open sides and a screen top, blends into the woods beyond the house and is not visible from the street because of trees. More trees and shrubs are to be planted to add more privacy.

The third variance by Joe & Gwen Gibson of 1128 Long Point Terrace was for a 3ft variance into the 10ft setback for a garage. The long, thin lot is on the water and the county approved the variance based on tax lot lines, not mean high tide. A letter from the neighbor agreeing to the garage was presented. The pole building structure will be placed where there is an existing driveway and sidewalk to minimize impervious surface area.

PETITION

President Breeden explained the petition process for a change to the roads. When there is an idea, a resident is to petition neighbors for signatures of support and present to CSCIA to decide whether to sponsor a study. The wait for a study of safety concerns is about 6-12 months. Results are reviewed with residents, police, schools, fire department, etc. If determined to be a reasonable request, it must then be financially feasible and included in the county budget. Resident Ari D'Angelo presented her petition with about 60 signatures for a crosswalk to be created near Woodland Circle across Cape St Claire Rd. The current crosswalks are at College Parkway and Hilltop Dr. Ms. D'Angelo, and residents Jinny Winkler and Dominic Cucuzza, spoke about the challenges of crossing the road to access the hiker/biker path, shopping center, school and Goshen Farm. Even though not everyone she approached was willing to sign the petition, she had all positive support, with no one offering a reason to not have a crosswalk. Discussion followed regarding the new fire station, speed limits, past resident reaction to proposed stop lights/circles, crosswalk devices, etc. The petition would be discussed in closed session.

COMMENTS

Becky Benner explained why the Green Holly entrance had not been maintained over the summer and thanked the maintenance crew for taking care of it. The Garden Club plans to redo the island with just roses and liriope, removing milkweed and other tall plants. The October 3 Garden Club meeting will feature a speaker discussing native bulbs.

Mrs. Benner announced the Goshen Farm open house to be September 23 from 10 am- 3 pm, with tours of the house and gardens. The Arundel Ambassador will be present to highlight interesting things to see and do in Anne Arundel County. The Goshen Farm Harvest Dinner will be a family friendly all-you-can-eat event on October 4 at Gloria Dei church from 5:30-7:30 pm. Pasta and salad are provided by the area Irish restaurants and the sauce will be made from vegetables grown in the Sharing Garden.

Stacy Wildberger reported that over 50 people attended the September 7 discussion by Alison Milligan about native plants that will be available at the September 23 plant sale. Plants will be delivered to and stored at the clubhouse field the day before. The Maryland Native Plant Society will tour the Serene Ravine and Little Magothy beach on September 16. The Cape Conservation Corps (CCC) received a Unity Garden grant to acquire 75-100 trees and shrubs. The next Cape Vibes music event is October 8 and portion of raffle donations go to CCC, who greatly appreciate the partnership. A plein air art event at Little Magothy beach is scheduled for October 14. Artists will set up along the driveway and people can enjoy the scenery, music, and watch art being created. The artwork will be donated back to CCC. Save Our Trees, a division of the Watershed Stewards, approached CCC about removing ivy from trees and Mrs. Wildberger will work with them to make sure all vegetation management plans are done properly. Corporate sponsors of CCC were featured at the speaker event, Cathy Gazzo provided bookmarks, and Richerd's Tree Care will be providing bags for the plant sale.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the August 14, 2023 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Shipley, seconded by Governor Fairchild, and approved unanimously.

The financial statements for July 31, 2023 were reviewed. A motion to accept the financials was made by Governor Fairchild and seconded by Governor Lamb. Cash balances of the CSCIA bank accounts are about \$139K for the maintenance funds of the corporation, \$203K in beach project funds, \$122K in piers operating and \$127K in piers capital improvement funds, and the Special Community Benefits District (SCBD) funds of \$239K. The next SCBD check from the county is expected between November and February. The motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Tewey announced the draft reserve study was received from Miller+Dodson and needs to be reviewed. The State Highway Administration pilot study on eastbound Rt 50 was concluded after Labor Day and Mr. Tewey is awaiting results. Office administrator Coble is preparing the triannual land use/riparian rights letters for mailing. Clubhouse rentals are going strong, with very few weekend dates available through the end of 2023. Mr. Tewey and President Breeden attended the Little Magothy River Association to discuss dredging. The budget committee met September 9 to discuss the impacts of the preliminary reserve study. The next meeting will be September 25. Security officers are covering 15 of 30 shifts due to limited availability of current officers. Another officer will be available in November after the mandatory probationary period for new officers. The maintenance crew has been working on replacing boards at the crabbing/fishing pier. All beach attendants from the 2023 season are invited back for 2024. The budget line for attendants was overspent but represented full staffing for the season. Throw rings and safety ladders have been received and are being installed. Richard's Tree Care assessed two trees at Little Magothy beach and will remove or trim as needed. They removed a large limb that fell at the clubhouse and will supply dirt/rocks for the field parking lot. The final pier census was done August 30. In addition to the variance requests heard, 2 standard building requests are pending approval. The Chesapeake National Recreation Area (CNRA) was introduced as a bill by Senator Sarbanes.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): A fall meeting is planned with hopes that results of the Rt 50 traffic study will be available. The Bay Bridge Tier2 Study meeting was held at Broadneck High School. State Delegate Bagnall and Senator Gile will have an open house at the clubhouse for communication with constituents.

Beaches & Parks: Governor Macindoe said the requests from for-profit businesses to have events at our parks require a policy review.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: Governor Zadera will meet with Town Manager Tewey regarding the initial audit submission.

Caper: Governor Lamb said that due to rising printing costs, free advertising (for churches, etc.) continues to be limited to one page.

Clubhouse: Governor Lamb said rental have been good, and there have only been minor maintenance issues.

Events: Governor Lamb and Mr. Tewey successfully tested equipment for a movie night. Super Mario Bros, sponsored by 'Til Next Time salon, will be shown on September 29. While there is no charge to attend, tickets are required for entry to control crowd size. The rights to show movies must be purchased and require an expected audience count. Plans are being made for two more movies this year, possibly Hocus Pocus near Halloween and Home Alone later in the year.

Grants: See Old Business.

Legislative: See Town Manager report.

Piers: President Breeden reported that a draft budget was created at the last piers meeting. Safety equipment is being replaced. Winterization of the water system is being coordinated. Revenues were slightly less than expected.

Security: See Town Manager report.

Strawberry Festival: Governor Lamb said planning is in progress for 2024, a check was presented to the Cape St Claire Fire Dept from the 2023 festival proceeds.

Technology: No report.

OLD BUSINESS

President Breeden received an email from Laura Todd that we should hear soon about the grant application. Another grant was suggested for up to \$150K for watershed projects. The board agreed to apply for it. The Little Magothy River Association (LMRA) received a large grant for waterway improvement and will dredge from the Magothy River to the buoys inside the Little Magothy. Our boat ramp will be used for access to the water. They may do a spot dredge this winter to clear out where walls of the inlet are collapsing. This could result in about 500 yd³ of sand that we may be able to obtain and place between the small groin and the large jetty at the far end of the main beach. The current plans would need to be modified to extend the location where sand can be placed. The LMRA would pay for dredging as placement of sand, but CSCIA would have to pay about \$33K for design, permitting, and compliance oversight. Funds being held for the beach project would be used.

The reserve study report is 124 pages of descriptions of all assets of CSCIA and a plan for saving for replacement of those assets per the new Maryland law. Each line needs to be reviewed and corrections made. It calls for a basis of about \$122K to be saved per year to meet the requirements of the law, with an assumption of 6% inflation per year. About \$98K of that is entire community assets and \$23K is piers assets. The shopping center and Swim Club are excluded from the study as deeds were located showing they are responsible for their own upkeep. The original placeholder number used by the budget committee was \$50K, so changes need to be made to the draft budget. None of the existing savings are included because they are not yet in a separate, dedicated bank account. A proposed budget will be presented at the October quarterly meeting and include snapshots of the report to explain the proposal. An ad hoc committee including Governors Shipley, Fairchild and Pollack, along with Town Manager Tewey will meet this week to begin the review process. With the \$15,000 shortfall expected in the original draft budget and the \$122K to be raised in addition, after increases to clubhouse rental fees and Caper advertising, there is about a \$150K deficit to address. The budget committee and piers committee agreed to a 60/40 split (piers/community) for replacement cost savings for the piers. The current recommendation by the budget committee is an increase in slip fees of about \$45/slip plus an increase of \$55/tax account in the SCBD tax to cover the deficit. The board can cut expenses, though there are not many areas that can be reduced significantly. Maintenance fees cannot be raised from the \$10/year level without a 2/3 vote from the community per the covenants. Per our bylaws, we cannot have full funding reserves, which are now required by state law, so the bylaws will need to be amended to include this and electronic notifications. Articles of Incorporation have not been updated since 1959 and do not reference the SCBD assessment. Amending articles will need to be made to replace existing articles. The rules governing the SCBD assessment also need to be amended with the county to allow for comprehensive savings.

NEW BUSINESS

The annual Magothy River association (MRA) meeting will be held on September 24 at Gibson Island. Representatives from CSCIA are encouraged to attend. Annual membership fees for CSCIA are \$35.

ADJOURNMENT

A motion was made by Governor Shipley to adjourn to closed session, seconded by Governor Fairchild and approved unanimously. The meeting was adjourned to closed session at 9:27 pm. The closed session occurred from 9:30 pm to 10:05 pm. The September 11, 2023 CSCIA Board of Governors meeting was adjourned at 10:05 pm.