

BOG Meeting September 12, 2022

In attendance in person: President Beau Breeden, Governors Neil Macindoe, Mary Lamb, Dawn Myers, Joe Angel, and Michele Shipley, Town Manager Ryan Anderson, budget committee chair Charlie Moore, and guests Steve Miller, Stacy Wildberger, Marissa Pimento, Kim Pollack and Becky Benner.

President Breeden called the meeting to order at 7:31 pm and thanked all for coming. He stated that the beach season was successful, thanking the beach attendants for doing a great job and other staff for keeping the parks operational and clean, and noted that there has been very little storm damage so far. It will be a busy fall with the September 13 Maryland Transportation Authority presentation on the Bay Bridge crossing study, the September 29 Candidate's night, the October 12 State Highways night and the October 25 quarterly membership meeting.

VARIANCE REQUEST

Town Manager Anderson presented a building variance request for the owners of 1064 Little Magothy View who were unable to attend due to a family emergency. Due to historical divisions of the property, the current structure is situated 7 feet from the property line. The owners want to tear down the existing house and build a new house also 7 feet from the line. They are seeking a 3-foot variance on the south side. Plans received so far do not include the height of the proposed home. The application will be discussed in closed session, but if approved, it will be contingent on the proposed height being within the limits of the CSCIA codes.

SPECIAL REQUEST

Steve Miller, representing the Little Magothy River Association (LRMA), made a presentation to request funding for a dredge of the channel from the Magothy River to the Little Magothy River. The Little Magothy River was first dredged, and bulkheads replaced in 2002 on the condition that the LRMA be formed as a special community benefit tax district (SCBD) with Anne Arundel County. It includes all waterfront homes on the Little Magothy, regardless of in what community they are located. Funds are collected through the county SCBD tax to be used every four years or so for dredging 5-6 ft to maintain safe navigation as well as good waterflow. Last year the dredge was coordinated with the CSCIA beach restoration project so that dredged material could be placed at the main beach. Since that time, high spots have formed in the channel inside the bulkheads, causing grounding of boats at lower tides. This was not anticipated, and it is not known why the sand has collected there. With LMRA funds being used for the dredge last year, there is not enough money available to pay for another smaller dredge now. The LRMA is requesting that CSCIA pay the \$20-25,000 cost of the dredge which will result in about 12-15 yd³ of sand, that could be used at our beach if permits are obtained in time. The dredge would need to occur in the October 15, 2022 to January 31, 2023 window allowed. A firm price is not known as there is no proposal in hand. A request for proposal can only be done if funds are secured. Given the small scope of the job, most contractors will be interested only if they can coordinate it with another job. The sand can also be used as a negotiating tool to offer to the contractor for a reduction in the job cost. LMRA agrees to pay any amount above \$25,000. This would not be a loan. Mr. Miller was informed that the request will be discussed in closed session.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the August 8, 2022 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Angel, and approved unanimously.

The financial statements for June 2022 were reviewed. President Breeden reminded all that the financials were not approved last month due to questions regarding grant funds received and how they were reported. A motion to accept was made by Governor Angel and seconded by Governor Myers. President Breeden read the response from the **accountant (attached)** explaining how assets/liabilities are shown on the balance sheet and expenses on the profit and loss statement to appropriately reflect what occurred. The motion to accept the financials as presented passed unanimously. The July 2022 financials were reviewed also. A motion to accept was made by Governor Lamb, seconded by Governor Angel and approved unanimously.

COMMITTEE REPORTS

Beaches and Parks: Governor Macindoe said the beach season is wrapping up and asked that because there are no beach attendants, if anyone sees an issue at the parks, that they please email parks@cscia.org or security@cscia.org.

Business Lot Owners Association: See Town Manager report.

Broadneck Council of Communities: President Breeden reminded everyone of the BCC/CSCIA/Arnold Preservation Council Candidate's Night at the clubhouse on September 29 to provide a question-and-answer session with political candidates for county executive and other key offices in county and state government. A panel of members from the sponsoring groups will lead the Q&A session to maintain efficiency and professionalism, and the audience may turn in questions for the panel to ask. Governor Myers noted that, as a former candidate, the Cape night was one of the preferred ones for candidates because of how it has been run. Governor Angel expressed interest in being on the panel and Governor Lamb asked to be informed if refreshments are needed. President Breeden announced the October 12 State Highway Administration hearing at Broadneck High School from 6-8 pm regarding the Bay Bridge traffic. Tim Smith is to present findings of the various traffic studies. Charlie Moore asked about the September 13 open house regarding the National

Environmental Protection Act (NEPA) study about the Bay Bridge. President Breeden commented that if anyone is interested, please attend, but know that the study will take 5-7 years, the state already owns all of the land needed to replace the current bridges at this location, the bridges are nearing the end of their life expectancies, traffic is expected to increase to where 13–15-mile backups will be the norm and constructing a new bridge will probably be more economical than repairing the existing spans.

Budget: See Old Business.

Building: Governor Shipley said the only open application is the one requesting a variance.

Caper: Governor Lamb stated there are still problems getting the Caper delivered timely. She would like more articles and was pleased to announce a new nursing column by a Cape resident who will answer general medical questions asked by the community.

Clubhouse: Governor Lamb reported that rentals are going well.

Covenants: No report.

Events: Governor Lamb announced that the Cape Clean Up is scheduled for September 23 and 24 and volunteers are needed. Halloween Happenings will be held October 22 at the clubhouse field and Trick or Treating at the shopping center on October 27. Christmas events are being planned and requests to be in the 2023 July 4 parade are already coming in. Governor Angel asked about how the community is informed about events (signboard, Caper, Facebook, website).

Legislative: Governor Myers reported that County Councilperson Amanda Fiedler has a cluster development bill being heard but that does not really affect the Cape.

Piers: President Breeden reported that it was a good boating season and that with some slip holders moving out of the community, offers will be made to those at the top of the waitlist. Slip holders not using their boats will not have their contracts renewed. Subleases can be done through CSCIA. The fiscal year 2022 (FY22) budget ended in the black. The proposed FY24, which is for contract year starting January 2025, includes slip increases of 10% for all slips except mud slips.

Security: See Town Manager report.

Strawberry Festival: Governor Lamb said entries are being accepted for the 2023 festival.

Technology: No report.

Town Manager- Town Manager Anderson reported the beach attendants have finished for the year and he expects several of them to return next year already trained and experienced. Weekly water monitoring by the county has ended. Swim buoys are being removed and removal of portable restrooms will begin soon. One restroom might be left year-round. There are three outstanding tree removal invoices. An estimate has been received and permitting is in process for repair to the retaining wall on the east end of the main beach park. The resident next door has completed what was needed on their side. Youth Sailing camp wrapped up with zero complaints. New electrical lines are being run from the BGE pole to the overlook and flagpole due to damage most likely by tree roots. Trenching and placement of conduit was done by a contractor and replacement of the walkway pavers, running of the wires and hook up on each end are still to be done. The clubhouse will be used for the election on November 8. Cape Tots is now meeting in the clubhouse on Fridays instead of Tuesdays and will not interfere with Friday rentals. Five pier slip reports were conducted over the season. There are 99 people on the waitlist. The next pier meeting will be October 4 at Deep Creek, time to be determined. Mr. Anderson commended the Garden Club on the islands at the Green Holly and Cape St Claire Road entrances into the Cape. Two of four security positions are filled, covering only 12 September shifts, with most of the rest done by Governor Macindoe. Outdoor dining continues until at least 2023, the restaurants are pleased, and compliments have been received. The Business Lot owners and Swim Club are up to date on tax payments. The budget committee will meet on September 14. There is currently one maintenance crew worker and one person interested in filling in temporarily.

OLD BUSINESS

President Breeden reported that Sustainable Science continues to monitor the transects and the contract was extended through the end of the year though the invoice for the \$6,000 contract extension has not been received. With almost two years of data, they should be able to plan how to best utilize sand to address issues. If a nor'easter storm occurs, they will take measurements after the event and again 4-6 weeks later to see how the sand is shifting.

Regarding the exposed drainpipe on the main beach east of the park by the new jetty, President Breeden was told by the county that they are still in the design function. The original complaint was made in October 2021.

At the July quarterly membership meeting, Fairwinds Marina requested an easement across the entrance to the Lake Claire beach in order to allow hookup of the business and the residence at the marina to the county sewer line at the corner of Latrobe Dr and Lake Claire Dr. President Breeden said several questions the many questions raised have not yet been addressed but that he will bring updates

as he gets them from the county, the owner of Fairwinds, and the engineer. He is most concerned about limits to potential future restoration projects due to the existence of a sewer line.

County dredging of Deep Creek is still planned, and President Breeden remains in conversation regarding how to have the Cape get a spur dredge without the large environmental impact fee. The Lake Claire beach project was submitted as a fee in lieu of but was denied as it used a large amount of grant money. He found that it might be possible to do planting of underwater grasses as an offset to the impact of the dredge. It would require seeding from boat or kayak a half-acre area approved by the county for 3 to 5 years at a cost of about \$1,000 per year, significantly less than the \$70,000 impact fee. If by then the grasses are not growing, another project would have to be done, and the current work at Deep Creek might qualify. The piers committee supports the dredge and will pay the cost, including the underwater planting if approved.

President Breeden highlighted certain lines of the draft budget, noting that after review by the Board, any necessary changes will be made at the upcoming budget committee meeting and presented to the Board again in October. The final proposal will be presented at the October 25 quarterly membership meeting. To balance the budget, an increase in clubhouse rental fees and the SCBD tax assessment, as well as reductions in clubhouse and beach improvements, is proposed. With interest payments decreasing as the principal amount of the loan is reduced, there may be some money from the current budget year that could be reallocated for use in other capital improvement lines or used to make additional principal payments without administrative action. The county requires that the budget include \$75,000 in that line per the loan contract, even though the actual number is less each year. Board members were encouraged to review the budget proposal, ask questions, and discuss it with the budget committee. Charlie Moore pointed out that the cap was increased two years ago, and it is not being proposed that it be raised this year, nor that the actual assessment be increased to the cap. It is proposed that a \$10 increase out of the \$25 potential be used. He also noted that the committee discussed what compensation increases would be appropriate.

NEW BUSINESS No new business.

COMMENTS

Becky Benner spoke for the Garden Club, saying that while she and Rosemary Stocker were unable to maintain the road islands, others were afraid to do so due to dangers of traffic and the islands were not maintained for a while. When four volunteers did them recently, they used safety vests and cones and traffic was still moving too fast past them. Please slow down for people working in or near roads. The next meeting will be held October 5 jointly with the Annapolis Horticultural Society and feature a speaker presenting how to maintain gardens through the winter.

Mrs. Benner also announced the Goshen Farm open house on September 17 from 10 am-4 pm. There will be tours of the original farmhouse, discussion of the major house additions, food, a birds of prey exhibit, the Monarch Butterfly Whisperer and family friendly adventures led by the county library. She welcomed all to visit the 22-acre undeveloped property.

Stacy Wildberger announced the Cape Conservation Corps (CCC) plant sale on September 17 from 9 am – noon. Plants will be delivered on the 16th. They hope to sell out of plants but will use any unsold plants locally. Spraying of Bushkiller vine at the Serene Ravine has been successful but there have been issues, so a different herbicide is being used at the spraying scheduled for September 15. The invoice for spraying has not been received. Weed Warriors continue working at Little Magothy beach and Serene Ravine. Watershed Steward candidate Lydia McPherson-Shamberger is on track for the planned October 1 removal of invasive species and October 8 planting of native species at Deep Creek. Volunteers are welcome. Trees have been ordered for planting at the Little Magothy beach and Deep Creek. On November 4, CCC will have a speaker from the Nature Conservancy discussing local waterways. Mrs. Wildberger, President Breeden and Christine Ryder are to meet regarding writing a grant for more projects. President Breeden added that BioHabitats is updating the technical memo for the original 7 beach restoration sites to include work done at sites 1 and 2 in order to include in the grant proposal to be submitted to US Fish and Wildlife asking for up to \$1 million to continue restoring our beaches.

Marissa Pimento introduced herself as a new Cape resident with a political science background interested in local government. She is considering joining the Board when eligible (must be a resident for a minimum of 6 months).

Kim Pollack introduced herself as a long-time resident who has served on the Board of Governors before and volunteers for the Strawberry Festival every year. She has a background in accounting, human resources management and event coordination and wants to be involved and serve on the Board again. President Breeden explained that the Board started the year with 10 members, can have up to 12, but currently has 7 due to members leaving before the end of their terms. Two of the vacancies would have ended in January of 2023 and one in January of 2024. A motion was made by Governor Lamb to add one Board member now to fill one of the positions ending in January of 2023. The motion was seconded by Governor Angel and passed unanimously. President Breeden nominated Kim Pollack for that position and Governor Angel seconded the nomination. Kim Pollack was unanimously voted in as a governor until January 2023, at which time she is eligible to be voted in again for a new 3-year term.

Stacy Wildberger added that the celebration of life for former Board President Craig Madden was well attended, showing a lot of support for the family. She appreciated the tribute in the Caper.

Governor Angel asked about appointing non-board members to the budget committee, and the potential for Ms. Pimento to serve there. She was invited by Charlie Moore to attend the upcoming budget meeting as an introduction to the process. Governor Angel also commented on the website wordage regarding clubhouse rentals being only for members. President Breeden said non-Cape residents can only rent the clubhouse if sponsored by a resident who will attend the event per CSCIA by-laws. Governor Angel is to speak with Governor Lamb regarding the wording and they will determine if a change is needed.

ADJOURNMENT

A motion was made by Governor Angel to adjourn and move to a closed session, seconded by Governor Shipley and approved unanimously. The September 12, 2022 CSCIA Board of Governors meeting was adjourned to closed session at 8:56 pm.

CLOSED SESSION

A closed session was convened at 9:00 pm and adjourned at 9:33 pm. The regular session of the September 12, 2022 meeting was adjourned at 9:33 pm.