

BOG Meeting September 13, 2021

In attendance in person: President Jeff Roche, Governors Bill Szczytko, Beau Breeden, Neil Macindoe, Jerome Zadera, Michele Shipley, Cheri Fairchild, Lisa Schmidt, Town Manager Ryan Anderson, budget committee member Charlie Moore, and guests Becky Benner, Stacy Wildberger, Bill Rappoport, Al Todd and Jane Barss. Governors Mary Lamb and Dawn Myers and guest Dan Buswell attended virtually.

President Roche called the meeting to order at the clubhouse at 7:31 pm. He thanked all for attending and for making the Cape better a part of their lives.

Minutes of the August 9, 2021 BOG meeting were reviewed. There was discussion about noting who attends in person and who attends virtually. The August 9 minutes will be changed, and future minutes will include this distinction. A motion to approve the minutes with the change was made by Governor Lamb, seconded by Governor Szczytko and unanimously approved.

The financial statement for July 31, 2021 was reviewed. A motion to approve was made by Governor Breeden, seconded by Governor Szczytko and unanimously approved.

COMMITTEE REPORTS

Beaches and Parks: Governor Breeden reported the season is mostly done so there will be no more beach attendant coverage. There were issues with staffing with the return to school. He commended Town Manager Anderson for his work with scheduling and thanked Governor Macindoe for his help covering when needed.

Business Lot Owners Association: No report.

Broadneck Council of Communities: No report.

Budget: See new business.

Building: President Roche reported that one variance request will be discussed in closed session. Due to Covid concerns and the simplicity of the changes requested, the contractor was told he need not attend the meeting. He is looking for relief regarding old codes and covenants in effect when the house at 1066 Park Circle was built, and he is now building two new homes.

Caper: Governor Lamb asked that articles be submitted earlier to avoid delays in printing.

Clubhouse: Governor Lamb said the cleaning service is not performing at acceptable levels. She and Town Manager Anderson met with the supervisor to show deficiencies and agreed to reinspect in a week.

Covenants: Governor Fairchild asked that the one covenant issue be discussed in closed session.

Events: Governor Lamb reported the petting zoo that came to the Strawberry Festival might come to Halloween Happenings.

Legislative: Governor Myers said she is staying in contact with Amanda Feidler about outstanding legislation regarding covenants. There were letters for President Roche and Governor Myers to sign regarding receiving the payout of beach project money for the state.

Piers: Governor Breeden reported the pier budget was passed at the September pier meeting with increases to slip fees for the 2022-2023 FY. Slips with less than 30-amp service will increase by 4%, those with 30-amp service will increase by 10%. Fees have not been raised in 4 years and the increase is to help with inflation and infrastructure projects. The replacement of pilings, decking and ledgers at the Deep Creek Large pier that will be done in this fiscal year was budgeted in the last, so FY2021 came under budget and FY2022 will go over budget. The next significant project will be the Deep Creek Small pier in FY2024. Dredging of Deep Creek is still scheduled for October to start at our pier and run 600 feet out to the Magothy River and lowering the mean low tide by 1 foot. The Lake Claire beach project is currently under review as a fee in lieu of project to offset the \$75,000 subaquatic vegetation fee, which if accepted might make it more affordable for the Cape if we choose to be added to the dredge.

Security: Governor Breeden said have been a few incidents this month with some vandalism, residents being banned from the properties, and today's issue of an alleged armed teen at Goshen Farm. Three of 4 security are positions filled.

Strawberry Festival: Governor Lamb reported the Strawberry Festival was a huge success and thanked everyone for their help.

Technology: Governor Szczytko reported he is doing the usual Facebook and website updates and will post Strawberry Festival pictures.

Town Manager- Town Manager Anderson reported the watershed steward candidate will remove invasive species at Deep Creek on October 23. Beach attendant coverage was ended after Labor Day, not continuing weekends through September as in the past. As a group, they were younger than before which brought new scheduling issues. Some helped at the Strawberry

Festival. Those who performed well will be invited back next year. Youth Sailing camp ended August 13, registration for next summer will start March 1, 2022 and camp will start July 1. The county Mosquito Control program continues as needed on Wednesday nights until September 29. County Water Quality testing ended Labor Day weekend. Floodgates at the Conowingo Dam were opened after Hurricane Ida. Swim buoys will be removed in the next week or two. Sand was replenished in the spring rider playground, and he thanked the resident who helped coordinate that. The Maryland Historic Trust documents are being prepared for submission for the two \$250K bond bill grants from the state. The fire inspection was done at the clubhouse. One church service has been held and it is uncertain when they will return permanently. Rentals are increasing and there is a need for more inspections after rentals and other uses such as Cape Tots for when people ask to see the facility before renting. Pump outs are being done by request and must be done before the equipment is winterized. Deep Creek dredging is still planned for October, and we are waiting for an update on our request for the beach project to be accepted in lieu of the subaquatic vegetation removal fee. Road resurfacing has begun but it is a two-step process. The 4th security officer is ready to work but has not been scheduled yet. Twenty three of 30 dates in September are covered by officers and the rest by the Town Manager and Governor Macindoe. The family that opens the main beach gate was on a 3-week vacation and that highlighted the need for a better contingency plan. Outdoor dining ends November 1. Budget requests should be in now so changes can be made before the next meeting next week. Maintenance fee postcards for 2022 have been ordered. Audit forms were delivered to the accountant and are due September 30 to the county. Our rollover amount should be finalized then.

OLD BUSINESS

President Roche reported on the approved zoning variance request at 1212 Breezeway and that CSCIA continues to work on that issue, along with Riverbay pier construction agreements and litigation involving paper alleyways. Further discussion will be held in closed session.

Governor Breeden reported there was supposed to be a pre-permit joint meeting with BioHabitats, Alliance for the Chesapeake and several committees from the Anne Arundel County. When modifications are made to the project plan, a joint meeting of county agencies is required. He, President Roche, Alliance and BioHabitats and only one county agency attended. There was a presentation but with the Critical Area commission absent, no new information regarding modifications submitted was obtained. The changes all involved the cobble beach at Site 1. The four residents of Riverbay Rd have signed documents agreeing to the cobble beach. Site 1 is on-going, and Site 2 is on track, waiting on final permits. There is a grading issue permit being addressed. All application packets have been submitted to the state to get the two \$250,000 reimbursement grant payouts. He is hoping to still be included in the October 6 public hearing for funding on the project. Paperwork for the \$25,000 grant submitted to the Comptroller last year cannot be located by the State, and may need to be resubmitted. Bids have been received by the Little Magothy River Association for dredging. Our contractor for the beach project submitted a bid, which would simplify the sand moving process and reduce expenses, but the winning bid is not yet known. Total project cost is approximately \$1.82 million with \$923,000 coming from outside sources and \$804,500 paid by CSCIA (\$650,000 in a loan and \$204,500 for planning and design paid out over the last 4 years). Hurricane Ida did damage to the retaining walls of the homes along Riverbay Road. It needs to be determined what needs to be done with those and by whom before we can continue. Target mobilization is still late October or early November with completion by early December. Dredging in the Little Magothy River must be done between October 15 and February 15. There is no work restriction at Site 2 or for putting sand at Site 1, but there is for putting rocks in the water. It should all be able to happen this winter. He is awaiting the presentation on the cobble beach to add to the website. Accretion at 4 of 5 monitoring points is being noted on the shoreline and further out in the water, and most plants survived the hurricane.

Governor Breeden received a proposal from the Cape Conservation Corps regarding removal of Bushkiller vine at the Serene Ravine. Stacy Wildberger explained that it is an invasive vine typically found in southern states that has appeared at the Serene Ravine, the first documented case north of North Carolina. It grows up shrubs and trees and can pull them down. The Weed Warriors have been pulling it but concentrating their efforts in the areas of their plantings as they cannot keep up with all of it. It is growing in the neighboring yards and has now been found in a yard across the street. She and Town Manager Anderson met with Wetland Studies & Solutions representatives and received a proposal for spraying. The initial application of herbicide would cost \$2,100 involving two people with backpack sprayers for a full day. CCC would pay that fee. Mrs. Wildberger met with Rich Mason of US Fish and Wildlife who offered a grant of \$2,000 with no application necessary. That money would be used for the next spraying that would cost \$1,950 for another two sprayers for a full day or \$1,300 for one sprayer for a day. The amount of success from each application would determine what is needed in subsequent sprays. The CCC asked that CSCIA pay for the third application (same costs as second) as well as the permitting fee not to exceed \$500, for a total of up to \$2,450. CSCIA would have to apply for the permits as the landowners. Application of herbicide must be done while the plant is active, therefore not after the first frost, with the ideal time being in the fall when the plant will draw the herbicide back into the roots. If only two applications can be done this fall, because the permit application can take 6-8 weeks for approval, the third would take place in the spring, but potentially be less effective. CCC would continue to pursue grants. President Roche asked if this process would eradicate it or if more applications may be needed. Mrs. Wildberger replied that it would probably require several sprayings for a few years, as well as require cooperation from neighbors in whose yards it is growing, which may be

difficult to obtain. The property also abuts county owned property, so she met with county forester Bud Reeves. The county sprayed their property, as well as a second site at the end of Poplar Tree Drive, after that meeting. Al Todd added that when the project was originally initiated, there were sprayings for two consecutive years that almost eliminated it, but not on neighboring properties so it has spread back from those areas. It is possible to eradicate it but no one in the area has much experience with it. One neighbor has been cooperative and was encouraged to contact the county to report it on his property. Governor Breeden discussed the Repairs and Maintenance lines of the budget. Mrs. Wildberger added that any meetings with the contractor that are requested by CSCIA would cost \$110/hr. Meetings requested by the contractor would not be charged to CSCIA. Governor Breeden made a motion that CSCIA would agree to pay the \$2,450 requested as well as costs associated with CSCIA requested meetings, for one year. The motion was seconded by Governor Fairchild. After discussion, the motion was modified to approve that CSCIA sign the contract, CCC contribute the \$2,000 Fish and Wildlife funds and continue to pursue additional grants, CSCIA pay a maximum of \$2,450 up front with consulting fees as needed for one year to start the process and continue to evaluate long term needs regarding that property. The modified motion was seconded by Governor Schmidt. Further discussion regarding future budgets followed. The motion passed unanimously.

NEW BUSINESS

Governor Breeden introduced a beach party request for a reef building event in memory of Noah Anderson for October 16 & 17. It will be in conjunction with Coastal Conservation Association and the Magothy River Association for oyster reef building and to promote mental health awareness. There is a clubhouse rental that day so there will have to be some coordination with parking, trying to keep the end of the overflow parking near the clubhouse open for the rental. They are hoping for a large turnout and all are invited to promote the event.

Governor Breeden introduced the draft budget. The board has to approve a budget for the fiscal year running from July 1, 2022 through June 30, 2023 to present at the October 2021 Quarterly Membership meeting that will then be published in the Nov/Dec Caper to be voted on at the January 2022 Annual Membership meeting. As written, this proposed budget holds the SCBD fee at the current \$195/tax account (current number of tax accounts = 2308, might be increased to 2320 by the deadline for completing the budget) which shows a deficit, which is not allowed with SCBD funds. There was a reduction in expenses with the Caper this year of about \$15,000 that Governor Lamb feels she can continue so that line item can be reduced. Expected revenue for clubhouse rentals was reduced, insurance income/expense was changed to reflect how the Swim Club and Business Lot Owners pay towards insurance, expected legal costs were increased, and personnel expenses were increased for potential cost of living and minimum wage increases. Clubhouse rental fees were increased two years ago, reduced for COVID, and returned to previous levels this year. The possibility of needing a clubhouse custodian/gate opener in the future, the reality of rearranging the office spaces and the need to review the cleaning contract were mentioned. The current SCBD cap is \$225, but the fees were held at \$195 from FY2021 to FY2022. The last increase was used to hire a town manager, replace the playgrounds, add pavers to the main beach park, and start the beach replenishment project among other things. Governor Breeden asked for the board to give suggestions on where they would like modifications so that the budget committee is not responsible for all decisions. The question of raising the fee led to discussion regarding staff pay increases (no contracts requiring increases) being a board decision, not budget committee. After discussion, it was decided that the budget committee should change the expected revenues to reflect a \$5/tax account increase and see how the numbers work, change the Caper expense line, increase payroll at a percentage to be agreed upon in closed session, investigate areas such as the cleaning contract to look for other savings and make general adjustments to line items that have been over/under budget in the last couple years, and limit clubhouse improvements to \$20,000.

Budget committee member Charlie Moore commended Town Manager Anderson and the board for their extreme diligence in creating the draft budget.

COMMENTS

Bill Rappaport noted that the Cape Conservation Corps weed removal is not just removing invasive plants but is integrative pest management that includes planting native species. Stacy Wildberger added that the Broadneck Grill fundraiser will be Wednesday September 22, 5-9 pm, with 10% of the proceeds go to the CCC. They are in the permitting process for a heavy duty 24"x36" laminate sign from Signs by Tomorrow on metal posts to be installed on CSCIA property. The native plant sale will be from 9 am-noon at the field behind the clubhouse on September 25 and CCC requests the use of Strawberry Festival tables, which Governor Lamb approved. Weed Warriors continue and have put in about 515 volunteer hours since April, with an average of 6-7 people per week. The Harvest Bash was canceled due to Covid concerns and to allow the clubhouse to be rented that evening instead. A Girl Scout has requested to replace some grasses she had planted two years ago but it was pointed out that if the vegetation management plan has been closed at the county, she would need to restart that process or have that plan reopened. Mrs. Wildberger will check with the county to see if that plan is still open. She thanked the board for agreeing to help pay for the Bushkiller vine treatments.

Jane Barss thanked the board for covering the gate opening during their vacation. She also spoke regarding the history of Cape St Claire. As the long-term residents of the Cape are leaving/dying, history of the Cape is being lost. She would like to see

something done to preserve history. One of her main concerns is new construction houses, whether replacing original homes or being built on empty lots, are too similar and causing a loss of character of the Cape. It is a repeat of when split foyer houses were being built here. Nothing was done to stop that process and she said at the time people regretted that. She understands that a person's home is a large investment, but she is concerned that we will lose history and have the same regrets when perhaps some controls could be established to prevent that. She asked about what permissions are needed for tree removal. Town Manager Anderson said that only trees within 100 feet of the water, or clearing land such as on undeveloped lots, need county permits for removal.

Becky Benner reported the first Garden Club meeting after the summer hiatus was held virtually. The Harvest Dinner is scheduled for October 17 on the main beach. She said they may look at another date because of the reef building event but Town Manager Anderson assured her that event will be held earlier and will not conflict. The club will do a field trip to Brookside Gardens this fall.

Mrs. Benner spoke for Goshen Farm also, stating the Open House will be September 18, 10am -4pm. There will not be tours of the farmhouse or greenhouse and no children's activities. There will be food, the apiary, a birds of prey presentation, representatives from the county library, an Eyes in the Sky drone presentation by a teacher from Anne Arundel Community College. They are hoping for the Java and Jazz to happen again next spring.

ADJOURNMENT

A motion was made by Governor Szczytko to adjourn and move to a closed session, seconded by Governor Shipley and approved unanimously. The September 13, 2021 CSCIA Board of Governors meeting was adjourned to closed session at 9:06 pm.

CLOSED SESSION

A closed session was convened at 9:18 pm and adjourned at 10:13 pm. The regular session of the September 13, 2021 meeting was adjourned at 10:13 pm.