

CAPE ST. CLAIRE IMPROVEMENT ASSOCIATION
QUARTERLY MEMBERSHIP MEETING
OCTOBER 28, 2014

The October Quarterly Membership Meeting was convened on October 28, 2014 at 7:37 P.M. in the Cape St. Claire Clubhouse. President Breeden called the meeting to order. He noted that presentation and discussion of the proposed FY2016 budget is the highlight of this meeting. He said the Cape has had a good quarter from July to the present, with no major incidents at the beaches and parks. He reported that the Halloween Happening went well, as did a bonfire on the beach with over 75 attendees. Lake Claire work days are continuing. Our candidates' night drew 110 people, as well as a write-up in the Capital. He noted the great job by Governors Dembowski, Myers, Lamb, and Biondi in making sure the night went smoothly.

Secretary's Report / Approval of Minutes:

July 22, 2014 Quarterly Membership Meeting minutes.

Pat McKay moved that these minutes be approved. David Toy seconded the motion and the minutes were approved unanimously.

Treasurer's Report / Approval of Profit & Loss (P&L) Statements:

The May 31, 2014, June 30, 2014, and July 31, 2014 P&Ls.

David Toy moved that these P&Ls be approved. The motion was seconded by Tom Wenz and the P&Ls were approved unanimously.

Discussion of the proposed FY 2016 Budget:

President Breeden noted that the proposed budget for FY 2106, which starts in July of 2015, will be published in the November Caper. He thanked the Budget Committee, who worked with Governors Myers and Biondi and himself, in identifying the projects and needs and arriving at the proposed budget.

In a Power Point presentation, he went over the various sources of revenue and noted how the budget worksheet showed the actual expenditures for 2014 and 2013, the 2015 budget, and the increases or decreases in various items. He detailed the BLOA and Swim Club contributions, and pointed out that the SCBD tax is our largest source of revenue. He noted that the proposed budget raises the tax cap from \$125 to \$150, with an actual increase in 2016 to \$140. He also noted that Clubhouse rentals have been somewhat stagnant at about \$30,000 a year and need to improve. He noted that the piers generate about \$77,000 a year from slip rentals to cover their expenses and mentioned that the Piers Committee has proposed a \$55 per year special assessment for slip renters, for 5 years, to cover major repairs and maintenance that is needed.

He then went over the many expenses involved in running the Cape, again noting various increases or decreases in certain line items and the reasons for them. He mentioned several

capital improvements that are ongoing, including completing the walkway at the Main Beach, continuing work at Lake Claire and the crabbing pier, and improvements in the Clubhouse.

He noted that the Deep Creek bulkhead loan will be paid off in November. With this debt retired, the Board is proposing a capital improvement plan to deal with major erosion at the Main Beach and Lake Claire Beach that has occurred over the past 65 years. The proposal is to use part of the \$15 SCBD tax increase to start the process with the County, State, Corps of Engineers, and any other entities that need to be involved in restoring our beaches. The plan is to work on both beaches at the same time.

He noted that our current \$125 SCBD tax is extremely low compared to other communities.

The money for restoring the beaches would probably be a bank loan line of credit. The Board has been working with bank on a \$41,000 per year 20 to 25 year loan, with special low rates with government programs. Once the Cape has committed itself and its money to the project, it may be possible to obtain matching grant funds to lower our costs.

Governor Vaccaro noted that there will be one vote at the January meeting to increase the cap, which can only be done every two years, and that a vote against this would be a vote against beach restoration.

There followed some discussion of the cost of the Caper and its mailing, and of slip fees and the benefits to the community of keeping them low and slips available for all.

President Breeden again noted that the proposed budget, along with his arguments and explanations as to the purpose of this commitment, will appear in the November and December issues of the Caper, and will be available on the website, so that everyone has a chance to look it over before the vote on it at the January Annual Meeting.

A short break was taken.

OLD BUSINESS:

President Breeden updated the progress and continuing delays on Cape St. Claire Road, noting permit issues and issues involving water and electric lines. The completion date was originally December 29th of this year, but the project will likely re-start in the spring and may be done by next summer. Anyone who has questions can contact the project people in the trailer on the road or get contact information from the Cape website. Governor Gardner noted that the project manager, Kathy Sharp, is very responsive.

NEW BUSINESS:

President Breeden gave a brief Power Point presentation on the proposed beach restoration project. He pointed out that the Board would be signing on to a very large project to get this done, as the time for short term stopgap measures has passed, and delaying it will only make it more expensive over time. He noted that this is something that Board started looking into 7 years ago.

His presentation showed maps of the historical shorelines and the present shorelines, which indicated more than 235 feet of beach loss over the past 100 years or so, 40 feet of which have occurred in just the past 25 years.

He also showed photos demonstrating the erosion that occurs after heavy rains, and the rapid loss of beach at the Lake Claire crabbing pier.

He noted that we will need community support, volunteer efforts, and the County, State and other agencies fully involved. The project will involve engineering proposals, looking at both structural and non-structural erosion controls, grading permits, critical area reports, buffer management plans, the actual hiring of a construction firm, and the search for matching fund grants.

In the end, the project would put 820 linear feet of Lake Claire beach back to 1990 levels and make similar improvements to the Main Beach.

In response to a question, he stated that the Board of Governors as a whole will be responsible for the RFPs and for the final choice of contractors, and that it was important to let the community know this and to keep it updated at quarterly meetings as well as any other informational meetings. He noted that this will be the largest project since the inception of Cape St. Claire. He pointed out that it will be cheaper and easier to restore the existing beaches rather than let them disappear and have to rebuild them from scratch. He again noted that there is a lot of grant money available to help with this, but that it will take financial commitment and the efforts of many people on our part to obtain it. And he reiterated that obtaining matching funds would lessen the amount of money we would need from a line of credit.

Governor Biondi expressed the hope that slip depths at Lake Claire could be increased as part of the overall project and Governor Vaccaro noted that a lot of competing interests at Lake Claire have to be taken into consideration, whatever we do.

President Breeden closed by stating that anyone with questions or comments could email him or Governors Dembowski and Vaccaro.

A resident thanked the Board for working on this project.

NEW BUSINESS:

Responding to the floor, President Breeden said that the new community sign will probably not be electronic and that until the road work is done, it's unclear where it or the guardhouse will end up.

Governor Gardner said that she is glad that we are finally taking beach replenishment seriously, and credited Governor Newman for first advocating and researching this several years ago, and also had praise for Governor Vaccaro and her work in restoring Lake Claire and its environs.

ADJOURNMENT:

Gary Silver moved that the meeting be adjourned. David Toy seconded the motion and the October 28, 2014 Quarterly Membership Meeting was adjourned at 9:00 P.M.

MEMBERS PRESENT:

Governors Biondi, Breeden, Dembowski, Gardner, Lamb, Myers, and Vaccaro were present. Governors Hazen, Newman, and Snow were absent. Also present was Budget Committee chairman Buchet and member Toy.