

**HSIA BOARD MEETING  
KEY SCHOOL IN PERSON & VIRTUAL  
May 26, 2022**

**BOARD MEMBERS PRESENT:** Mike Waters, Mike Wurst, Gene Gross, Ray Sullivan, Steve Vanderbosch, Adam Blugis, Claire Corcoran. Joining virtually -- Maureen Sherer, Christian Elkington, Kevin Green. (Absent –Tim Cantor)

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Tom O’Brien, Tom Anderson, Danielle Franz

The meeting was called to order at 7:03 pm.

**AGENDA:** Mike Waters asked if there were any changes to his proposed Agenda. No changes.

**MINUTES:** Ray Sullivan moved the Board approve the April Board meeting minutes with the following change: P&H Report submitted electronically will be added. Mike Wurst seconded the motion. Vote taken – unanimously approved. Steve Vanderbosch moved the Board approve the April Closed Meeting minutes. Mike Wurst seconded the motion. Vote taken – unanimously approved.

**TREASURER’S REPORT:** Gene Gross does not have a Treasurer’s Report. All budgets are on target. Gene will provide a full report in the next couple of weeks. Fiscal year ends June 30. Will be working on the FY2024 budget with meetings in August, September, and October. A proposed FY2024 budget will be presented at the October Board meeting.

**SECRETARY:** Mike Wurst reported as follows:

1. The link for our meetings will remain the same moving forward. Mike Wurst will send out the link in an email and residents can save the link. HSIA now has a laptop for virtual meetings.
2. Hillsmere Shores search on google – if anyone searches for Hillsmere beach on Memorial Day and July 4, it will now show “closed”.
3. We’ve had a request to advertise a GoFundMe link to raise funds for the family in Hillsmere that had a house fire. Mike Wurst approves sending out the link via community email.

**ADMINISTRATIVE REPORT:** Jean Somers reported as follows:

1. We have some Recreational events scheduled: Happy Hours scheduled for June 17, July 15, September 10, 5-8 pm; Ice Cream Social scheduled for August 6; Pizza Party scheduled for October 1.
2. Pool opens on Saturday, May 28
3. We don’t have our spray night for Mosquito spraying. As soon as we get it, we will send out a community email.

**PRESIDENT’S REPORT:** Mike Waters reported as follows:

- Mike Waters is in the process of turning permits over to Tom Anderson.
- Pending RFP for 2023-2025 Pool maintenance and operation

- Pending – ad-hoc committee to search for reserve study firm for all non-piers and harbor assets followed by long-term budget analysis
- Property Manager – Steve Vanderbosch and Kevin Green have a property manager description almost done if anyone wants to look at it
- Steve Vanderbosch asked about maintenance of the garden at the entrance. Mike Waters said the Garden Club agreed to come up with a design for the garden and Mike Waters will pass it along to Chris Moore (contractor for the entrance garden).

**POOL:** Danielle Franz reported on the following:

1. Grass is growing in the gravel in the parking lot and Danielle is wondering if that should be happening? Steve Vanderbosch mentioned that it's an unrealistic expectation that grass will not grow.
2. Approved funds for Memorial Day party – a food truck is planned. Members will get tickets and can get food.
3. Pool cleanup day – more damaged furniture than anticipated. Danielle is requesting additional funds for furniture. **Ray Sullivan moved the Board approve \$4000 for pool furniture. Steve Vanderbosch seconded the motion. Vote taken – unanimously approved.**
4. Painting of bathrooms completed today. Five-year warranty on the floors.
5. Dumpster enclosure – the doors are broken and not fixable. A contractor can replace the doors for \$1550. **Steve Vanderbosch moved the Board approve up to \$1600 to replace doors & hinges on the dumpster enclosure on the pool parking lot. Mike Wurst seconded the motion. Vote taken – unanimously approved.**
6. Looking into replacing the water fountain. We can have a water filler system instead of a water fountain. It would cost approximately \$900. The Pool Committee will discuss.

**MOSQUITO CONTROL:** Ray Sullivan reported that the Mosquito Control is just forming. Ray will get exemption forms from this year to see what addresses opted out of mosquito spraying.

**COMMUNITY HOUSE:** Tom Schwallenberg not present, but submitted the following report: At the May 3 House Committee meeting, the agenda included:

- Review contractor proposals; none received
- Contacting other contractors; made contact with Owen's Construction
- Siding color; ongoing discussion
- Flooring: the committee recommends laminate flooring
- Air conditioning: ongoing discussion
- Next meeting will be 6/7/22

**PIERS & HARBOR:** Steve Vanderbosch reported on the following:

1. **Sand Spit Living Shoreline Project** -- WHEREAS, pursuant to the Board's approved Motions on May 27, 2021, HSIA and the Arundel Rivers Federation ("Federation") entered into a Memorandum of Understanding ("MOU") dated as of June 1, 2021, concerning the Sand Spit Living Shoreline Project ("Project"); and WHEREAS, as HSIA's partner and agent for the Project under the MOU, the Federation has applied for various grant funds, and is the recipient of \$109,000 in grant funds for the Project included in the Maryland 2022 Capital Budget (Senate Bill 291, Creation of a State Debt – Maryland Consolidated Capital Bond Loan of 2022, Section ZA03,

Local House of Delegates Initiatives, Subsection (J)); and WHEREAS, the Federation has obtained competitive proposals for the full design of the Project from three (3) design firms, and is now in final negotiations with those firms to obtain best and final offers for full design of the Project:

**Steve Vanderbosch moves the Board approve:**

- a. **To reaffirm the commitment of \$30,000 in HSIA matching funds for the design and/or construction of the Project (originally authorized on May 27, 2001, and amended on October 28, 2021 and March 10, 2022); and**
- b. **To hereby authorize \$10,000 of that commitment to be used as a matching fund for the Project design contract with a firm to be recommended by the Federation.**

**Gene Gross seconded the motion. Vote taken – unanimously approved.**

Delegate Dana Jones visited the Sand Spit on May 18 for a photo op and to discuss the Living Shoreline Project. The \$109,000 bond bill grant was made to the Federation “...for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a marsh and oyster habitat...” at Hillsmere Shores. This grant will allow us to start full design of the project beginning this summer. We will meet today with the Federation’s new Executive Director to discuss/plan next steps, and will update the Board at tonight’s Board meeting. This is the Federation’s first State bond bill grant. HSIA was not selected for a 2022 grant from the Anne Arundel County Watershed Restoration Grant Program, which has the potential to fund a portion of the federal, State, and local permitting costs of the Project. We will get feedback from the grant application review team, improve our application, and apply again next year.

## 2. **Marina and P&H Operations**

- In mid-April, all slips had been assigned for a full Marina. As of May 1, three (3) slips became available because the prior slip holders failed to pay their slip fees. The Slips Committee is working to fill the slips from the Upgrade List and the Slips Wait List.
- Six (6) slip holders will be invoiced a total of \$800 for late fees because of late payment/documents/bounced check.
- On Thursday April 28, Boat Lifts Unlimited repaired Lift #C1, which had a jammed cable and was all askew, due to operator error. The lift slip holder has been billed \$537.76 for the repairs.
- Plans continue for do-it-yourself improvements to all slips, including replacing damaged/missing piling caps (~50); adding wooden line hangers on the outer pilings of all slips (~60); and stringing or restringing guide lines between slips (~100 eye lag bolts; ~1,500’ nylon line). See Motion for Spending Authority of up to \$5,000.
- Plans also continue to construct 5 new kayak racks, with 18 total spaces, at the Kayak Ramp and Beach Drive Boat Ramp. **Steve Vanderbosch moved the Board authorize the expenditure of up to \$5000 in P&H funds for the purchase of various equipment and supplies for P&H projects in 2022, including:**
  - (1) **Purchase of lumber and hardware for 5 new kayak racks**
  - (2) **Purchase of ~60 wooden line hangers and hardware**
  - (3) **Purchase of ~50 black plastic piling caps of various sizes**
  - (4) **Purchase of ~100 galvanized eye lag bolts**
  - (5) **Purchase of ~1500 ft of nylon line for slip guide lines**

**The P&H Committee has determined to undertake several do-it-yourself projects in 2022, and will obtain competitive pricing for the enumerated equipment and supplies. Adam Blugis seconded the motion. Vote taken – unanimously approved.**

- A fuel spill occurred at the marina on April 26, caused by the boat in slip #42 pumping its diesel-contaminated bilges. The slip holder has agreed to vacate the slip following receipt of a Termination of Slip Permit letter.
  - Twelve (12) switch grass plants and 6 shrubs from the Arundel Rivers Federation were planted in the Marina to continue efforts to stabilize the eroding shoreline.
  - Under the Vegetation Management Plan from AA County to remove two trees at the Kayak Ramp (541 Beach Drive), and to plant four native replacement trees, the neighboring family has agreed to share the cost of removing the mulberry tree on the property line.
  - Blue Heron Property Services pressure-washed the Sunset Ramp dock on Monday May 9.
  - Electrical repairs were made to Marina streetlights and dock lights on May 17 by Leight Electric. A follow-up visit is required to complete two repairs: a damaged under-dock conduit at the pump-out dock; and a new street light socket.
  - Notice has been sent to four (4) tenants of the Boat Park with Maine trailer registrations advising that next season Maryland registrations will be required.
3. **Boat Lifts Discussion** -- The P&H Committee has continued discussion on additional boat lifts at the Marina. An early consensus seems to be emerging to add a limited number of lifts to maintain “balance” between lift slips (waiting list of 12 for 8 lift slips) and wet slips (waiting list of 28 for 115 wet slips), as well as preserving smaller wet slips on C Dock. So the focus is shifting to considering slightly larger lifts at the head of A dock. Discussions will continue.

**ENVIRONMENTAL:** Kevin Green reported on the following:

1. Working with Piers & Harbor on the shoreline
2. In touch with the County to improve drainage and swales in the community
3. Continuing to work with Steve Vanderbosch on a Project Manager description

**BEACH:** Maureen Sherer reported on the following:

1. The water at the rinse station was turned-on by Gene’s Plumbing on May 10, 2022.
2. The long-awaited picnic tables for the smaller pavilion have been released to the shipping company. We’re hoping for delivery one day next week. As previously reported, there have been repeated delays at the manufacturer.
3. All seven little trees we planted in October of 2020 seem to be doing well. We will continue to irrigate them during any dry spells this summer.
4. The maple trees which are infected with gloomy scale have been treated, and their dead limbs pruned by an arborist. We will continue to monitor their health in the hopes of being able to save them.
5. Unfortunately, the seemingly well-established basswood tree near the west playground did not leaf out well this spring. We will have an arborist consultation to try to save this tree.

Claire Corcoran asked about replacing the rope at the beach. Maureen said that Tommy Grierson readily agreed to replace the rope. It is his busy season, so if we need it done sooner, we would have to find someone else and they will be more expensive.

**SECURITY:** Claire Corcoran reported that Helen Raven checked on commercial trucks parked on Hillsmere streets. Most are in driveways. We don't have a significant problem. Claire Corcoran reported on Stay Alert staffing.

**ZONING:** Claire Corcoran reported on a public health issue with the County. Claire contacted the County about repairs at the beach parking lot.

**ENTERTAINMENT:** Adam Blugis met with Noel Gasparin and Tom O'Brien to plan for the September 10 Happy Hour at the Beach. Adam is planning a live band for this Happy Hour. Noel Gasparin will organize the Hillsmere Beach Happy Hour scheduled for September 10, 2022, from 5pm until 8pm and the Moxie Blues Band (six members) will perform from 5pm until NLT 8:30pm. Noel will coordinate the volunteers to purchase and prepare the food, and residents will be asked to bring a covered side dish, to share, and to also bring their adult beverage of choice. Noel, Tom, and Adam Blugis will work with Jean Somers to obtain the required Anne Arundel County alcohol permit. The Moxie Blues Band, led by Hillsmere Shores Resident Tom O'Brien, has offered the services of his band, at a significantly reduced rate, for this community event. The Band collectively brings decades of musical and performing experience to the stage. Their variety of Blues, Blues Rock, Funk, and Southern Rock will bring a unique musical variety and experience to our community. In preparation for this community event, Adam & Sharon Blugis will donate the plywood and 2 X 4's required to stabilize Band's drum set. **Adam Blugis moved the Board authorize amplified music at the Hillsmere Shores Community Beach on September 10, 2022 to enable The Moxie Blues Band to perform during the community Happy Hour, scheduled on the same day, from 5:00pm to, No Later Than (NLT), 8:30pm. Additionally, Adam Blugis moved the Board authorize the expenditure of \$850, broken down as follows: \$600 for the Happy Hour food and \$250 to cover the bands travel expenses. Ray Sullivan seconded the motion.** Discussion. Mike Waters recognized Tom O'Brien to answer questions regarding lighting after sunset. What is the plan to notify the immediate residents? Adam Blugis will notify the neighbors. Maureen Sherer mentioned that, as Beach Chair, she cannot support amplified music and most members of the Beach Committee do not support it either. **Vote taken – 7 in favor (Steve Vanderbosch, Kevin Green, Mike Wurst, Adam Blugis, Ray Sullivan, Gene Gross, Claire Corcoran); 1 opposed (Maureen Sherer); 1 abstained (Christian Elkington); motion passed.**

**ANNAPOLIS NECK PENINSULA FEDERATION:** Ray Sullivan reported on a small group opposing the Crystal Spring Farm agreement. Pollution is cleared up from Parkside Preserve.

There being no further business, the meeting adjourned at 8:40 pm to go into closed session.

Respectfully submitted,

Jean Somers  
Administrator