

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
March 30, 2023**

BOARD MEMBERS PRESENT: Tom Anderson, Claire Corcoran, Mike Wurst, Gene Gross, Christian Elkington; Adam Blugis, Tim Cantor, Ray Sullivan, Steve Vanderbosch, Kevin Green (Absent – Maureen Sherer)

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: In Person: Amber Ripple, Romeo Santos, Tom Schwallenberg, Charmaine Rostien, Trevor Perkins, Helene Raven, Cari Bower, Patrice Teetermoran, Laura Teetermoran. **Joining on zoom:** Robin Clark, Yoli Del Buono, Mike Waters

The meeting was called to order at 7:01 pm.

OPENING COMMENTS / PRESIDENT'S REPORT: Tom Anderson reported as follows:

1. Changes to the Agenda for Board meetings – 7:00-8:00 pm, board and committee reports, 8:00-8:15 pm, invited guests that want to share a proposed idea for our consideration (with business case); 8:15-9:00 pm, closed session.
2. Effective immediately, Robin Clark has accepted the position of Permit Chair. Welcome Robin!
3. Non-compliance letter sent to owners on Pinecrest Drive for installation of shed inside the 15' setback.
4. 10 violations of storage PODs and Trash Dumpsters. Noncompliance letters being sent to approximately 10 homeowners on 3/31 via postal mail. Discussion. Mike Wurst mentioned that we haven't resolved the shed setback issue and haven't approved the new rule for PODS/dumpsters.
5. Deer Hunt letter going out to AA County Recs and Parks requesting a deer hunt.
6. Working on RFP for security

VICE PRESIDENT REPORT: Claire Corcoran reported as follows:

1. Security – Claire gave Tom a wish-list of what we want from a security company. Tom will prepare an RFP.
2. ADU Housing Bill – Claire gave an overview of the proposed ADU Bill that Lisa Rodvein is supporting as affordable housing. The Bill allows residents to build an accessory dwelling on their property. Our Covenants are stricter than the County, but once a homeowner goes to the County and the County grants a permit and construction starts, we will have a legal battle to fight. Robin Clark put together a letter opposing the Bill and Claire went over the letter's key points and the reasons we oppose the Bill. The letter needs Tom's signature and needs to get to the Council before the meeting on Monday April 3.

LEGAL: Nothing to report.

ENTERTAINMENT: Helene Raven reported as follows:

1. Thank you Kevin Green and Noel Gasparin for a great Sock Burning event. There were about 40 people in attendance.
2. Crystal Monkman volunteered to coordinate the Egg Hunt.
3. We have a resident present at the meeting tonight to request her concert band practice play at the beach – 80 person band.
4. Helene is requesting a key for the community house. Jean Somers will get Helene a key.
5. Helene is working on plans for a Memorial Day event.

POOL: Nothing to report.

ENVIRONMENTAL: Kevin Green has nothing to report. Ray Sullivan asked for permission to install some bluebird boxes. Tom Anderson approved bluebird boxes at \$100 per box.

MOSQUITO CONTROL: Ray Sullivan recommends we opt out of Mosquito spraying. The Board agrees. We were not sprayed last year because of the number of exemptions filed by residents of our community. Jean Somers asked Ray to announce in the Sea Breeze that the Board opted out of Mosquito Spraying this year.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan announced that there is a meeting on Monday night at the Eastport/Annapolis Neck Library to gather ideas for plans for the 19 acres at the Retreat at Quiet Waters Park.

HOUSE: Tom Schwallenberg presented plans for interior renovations for 119 Great Lake Drive. Work won't start until after July 1. The next phase is to determine a price range for the renovations. Tom will get 3 bids.

PERMITS: Tom Anderson sent a pdf spreadsheet tracking building permit requests. Eight permits on the spreadsheet are for fences. Discussion of pending permits. All records are online.

PIERS & HARBOR: Steve Vanderbosch reported as follows:

1. **Sand Spit Living Shoreline** -- Our design contractor ESA is moving forward with design development of the Sand Spit Living Shoreline, based on the Concept Plan Version 2.0. We expect a status report by the end of the month. Once permit-ready plans are ready, the HSIA Board will be requested to consider, subject to community ratification, whether or not to move forward with permit applications for the Project. We anticipate these discussions will happen in May. The Maryland Department of General Services has finally sent an execution copy of the Grant Agreement to the Federation so bond bill funds approved last year for the Project can be accessed. We now do not anticipate any decisions by DNR on our latest grant application until the May timeframe, rather than March.
2. **Boat Lifts** -- With difficulty, we have obtained bids for piling work, which is a bit more expensive than anticipated. Over 25 marine contractors were contacted asking for bids. We have responses from three. Arrow Environmental Services, Inc. offers the best price and timely work beginning in April. Other quotes were received from Anderson Marine Construction and Heinsohn Contracting, Inc., which could not do the work until the Fall of 2023. **Steve Vanderbosch moved the Board approve award of a contract to Arrow Environmental Services, Inc. for the installation of 12 pilings at the Marina, in an amount not to exceed \$20,000, for use in the installation of previously approved 8 new boat lifts. Costs will vary according to the length of pilings required, up to \$1,500 each for 35' pilings. Work expected to begin in April 2023. Ray Sullivan seconded the motion. Vote taken – unanimously approved.** We have received a very favorable quote from Leight Electric for the electrical hookup of the 8 new boat lifts. This low bid offsets the higher cost of piling work and keeps us within the budget for the boat lift installation. **Steve Vanderbosch moved the Board approve award of a contract to Leight Electric, LLC for \$4,500 to supply, wire and install power to eight (8) new boat lifts at the Marina. Mike Wurst seconded the motion. Vote taken – unanimously approved.**

There are now 22 names on the Lift Slip Wait List, listed according to date of request, including both current slip holders seeking upgrades to lift slips, and non-slip holders who are on the Slip Wait List and have requested lift slips. Still to be decided is how to prioritize offers of lift slips in light of Marina Rule 4.1, which would give priority to existing slip holders desiring relocation over non-slip holders who are on the Slip Wait List. Since lift slips are relatively new, unique, and limited in size and number, there is a reasonable argument that in the interests of fairness lift slip offers should be made on a first-come, first-serve basis, regardless of slip holder status.

3. **Marina Security Camera System** -- Following Board approval in December, Custom Access & Security visited the site and prepared a revised proposal for installation of a camera system, to include an NVR, 13 cameras, and 1 license plate reader, in an amount which exceeded what was previously authorized by the Board. Further discussions with CA&S confirmed significant cost increases in materials and labor in the several years since original bids were obtained. Since CA&S is our gate contractor, was the second-lowest bidder previously, and still has a competitive price, we are recommending award to CA&S. **Steve Vanderbosch moved the Board approve award of a contract to Custom Access and Security in the amount of \$40,000 for the installation of a security camera system at the Marina, to include an NVR, 13**

cameras, 1 license plate reader, various switches, 2 steel posts, all conduits, junction boxes, fittings, wire, miscellaneous supplies and labor. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

4. **Marina Electrical Upgrades** -- Three years ago the Board approved the acquisition and installation of 32 new, code-compliant shore power pedestals in the Marina. There are still 13 old shore power pedestals at the outer ends of both A and C Docks, which are showing their age, have had failures, and are not fully code-compliant. Leight Electric, LLC, which installed the 32 new pedestals, provided competitive pricing for replacing the 13 old pedestals with Eaton Newport Harbor Mate shore power pedestals include code-compliant circuit breakers in the electrical panels. **Steve Vanderbosch moved the Board approve award of a contract to Leight Electric, LLC for the acquisition and installation of 13 Eaton Newport Harbor Mate shore power pedestals, in the amount of \$19,910, to replace and upgrade the remaining 13 older shore power pedestals on A and C Docks, including new code-compliant circuit breakers in the electrical panels. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
5. **Marina Gravel** -- The white gravel surface at the Marina has compacted along the main travel lane. Pay Dirt, LLC, which installed the Marina gravel 2 years ago, provided reasonable pricing to refresh the travel lanes by raking the surface and spreading additional white gravel. **Steve Vanderbosch moved the Board approve award of a contract to Pay Dirt, LLC, in an amount not to exceed \$2,500 for refreshing the white gravel travel surface at the Marina, including raking surface and spreading one load of gravel. Additional loads of gravel currently priced at \$1,300. Kevin Green seconded the motion. Vote taken – unanimously approved.**
6. **Marina Operations** -- The Marina Porta-Potty has been returned. On Monday March 20 the Marina Water System was returned to operation. Several leaks were detected and repaired. The Marina Pump Out System was also placed back into operation. Ice-Eater removal, cleaning and storage is scheduled for Monday April 3, 2023, weather permitting. Blue Heron Property Services will again perform the work.
7. **Slip Assignments** -- As of today, all but one slip holder has responded and either renewed or given up their slips. About a dozen slip holders have or will incur late fees for late renewals. There are 38 people on the Slips Wait List, of whom 12 appear to be actively interested in a slip. The Slips Committee has begun making offers to fill the 11 vacant slips we started with this season.
8. **Anne Arundel County Fire Department Dive Boat** -- We have been approached by the AACo Fire Department which inquired about the possibility of docking a new dive boat at the Hillsmere Marina facilities. The Department is acquiring a new 26' dive boat in 2024 and would like to keep it in the water in the South River, and asked if it could be kept at Hillsmere. We advised we have 123 slips, and 38 people on a Slip Wait List. The FD representative was not authorized to discuss/negotiate fees for such use, but understands that docking fees have been paid in the past in similar situations. Right now they are exploring possible locations. We agreed to bring this to the Board's attention for its guidance.

BEACH: Maureen Sherer submitted the following report: The State of Maryland Board of Public Works issued the Tidal Wetlands License to nourish our community beach by adding sand in front of the existing concrete bulkhead. This license issuance was the result of submitting a detailed multipage application involving site-specific information, design drawings, maps, and an aerial photograph. Our application was complete and coherent, and we secured this license in a very timely fashion. However, this is just the first step in the permitting process. We must next seek federal approval under the Maryland State Programmatic General Permit (MDSPGP), Category A. The submission of this application is in progress. Subsequently, the Anne Arundel County Department of Planning and Zoning must review and authorize the work. Also, we must consult the Critical Area Commission. In terms of a time line, we proceed through the permitting process before work begins. The Wetlands License restricts us from working from November 15 through March 15 in order to protect wintering waterfowl.

SECURITY: Tom Anderson would like to find a Chair for the Security Committee. Anyone interested can contact Tom and Tom will also put this in the Sea Breeze. Cari Bower volunteered for Security Chair.

TREASURER'S REPORT: Gene Gross reported that we have \$526,448.81 in the Operating Checking Account, \$400,480.80 in the Money Market Accounts, for a total of \$926,929.61 in the Operating Account; \$460,860.59 in

the Special Tax Checking Account; for a combined total of \$1,387,790.20 as of February 28, 2023. Gene asked our accountant to realign the budget reports based on requests. Gene would like to transfer our Money Market funds into Short-term T-Bills at 8 weeks to 6 months at 4.5%/4.75%. **Gene Gross moved the Board approve the transfer of dollars from our Money Market accounts into short-term T-Bills at 8 weeks to 6-month intervals at 4.5-4.75% interest. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

SECRETARY: MINUTES: Mike Wurst moved the Board approve the February Board Meeting minutes with the following changes:

1. **Strike the 2nd sentence under #2 (Roads) of Vice President Report**
2. **Strike the 2nd and 3rd sentence under Treasurer’s Report**

Claire Corcoran seconded the motion. Vote taken – unanimously approved.

Mike Wurst mentioned that the Sea Breeze deadline is now the Monday after each Board meeting. The postal mailed copy will then be out in the middle of the month. Regarding the Property Manager job search: 13 applicants have applied through Indeed, 1 applicant has applied through the community email announcement. The ad will be placed in the April Sea Breeze. The deadline for applications is April 30.

ADMINISTRATOR: Jean Somers reported as follows:

1. Staying current with incoming mail and mailing of stickers and boat ramp keys.
2. Staying current with updating all Piers & Harbor lists.
3. The resident that closes our beach gate will be on vacation from March 31 – April 9. Jean can lock the gate most nights except Easter Sunday night. Any volunteers to lock the gate, please let Jean know.
4. The process for applying for a one-day liquor license for beach pavilion reservations is now online. No notary needed. Jean prepared an instruction page for any resident that would like to have alcohol when reserving the beach pavilion. Jean will work with event coordinators for HSIA sponsored events.
5. Beach parties are starting this weekend and we don’t have a security guard in place.

At this time, the President recognized residents’ new ideas and recommendations:

1. **Leaf Removal** – resident not present. Tom received the first quote and the price is exuberant.
2. **Community Garden** – Charmaine Rostien presented a request for a community garden, to:
 - Beautify the neighborhood.
 - Potential income. On this subject, Trevor Perkins added that plots could be rented and the plots could be self-sustaining.
 - Space to gather.

Discussion. Tom Anderson asked Charmaine Rostien and Trevor Perkins to submit a written description to address space, maintenance, range of size, start-up costs.

3. **PRIDE Event** – Patrice and Laura Teetermoran presented their request for a PRIDE Happy Hour/Pot Luck at the Beach Pavilion. They want this to be an inclusive event, where neighbors can come out and meet the LGBTQIA+ community and their supporters and allies. This event will highlight diversity and celebrate and create a place of belonging. Patrice and Laura are asking Hillsmere to create a new event for the Hillsmere calendar – “Hillsmere LGBTQ Pride Beach Potluck.” They submitted their plans for approval.
4. **Gaga Ball** – Amber Ripple submitted her request for 2 Gaga Ball Pits for a total of \$2300. One pit would be at the beach and one pit would be at the grassy area outside the pool fence. The Gaga Ball Pits can be installed in one day.
5. **Band at the Beach** – Charmaine Rostien is a member of the Bay Winds Band, an 80-person concert band. Charmaine is requesting permission to have band practice at the beach on a Tuesday evening from 7:00 – 8:00 pm. Helene Raven added that residents can bring chairs, blankets, a picnic dinner, and can listen to the music.

PODS/DUMPSTER RULE: Claire Corcoran moved the Board approve the following HSIA Rule under “Residential Lots,” new Rule 2.11 (and re-number subsequent Rules):

- **2.11 Shipping or cargo containers such as PODS and PACK-RAT, trailers, dumpsters, trucks, and similar portable storage containers are prohibited for more than 60 days unless used in connection with an active Anne Arundel County and HSIA building permit for construction.**

Adam Blugis seconded the motion. Vote taken – unanimously approved.

There being no further business, the meeting adjourned at 8:40 pm to go into closed session to discuss permitting and Rules & Regulations.

Respectfully submitted,

Jean Somers
Administrator