

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
April 27, 2023**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: In Person: Tom Schwallenberg, Robin Clark, Cari Bower, Danielle Franz **Joining on zoom:** Charmaine Rostien

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

MINUTES:

1. **Ray Sullivan moved the Board approve the March Board Meeting minutes. Claire Corcoran seconded the motion. Vote taken – unanimously approved.**
2. **Mike Wurst moved the Board approve the March Closed Board Meeting minutes. Claire Corcoran seconded the motion. Vote taken – unanimously approved.**

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

1. 13 letters went out to residents regarding PODs and dumpsters at properties. We received positive feedback and we will follow up in 30 days. If PODs and dumpsters are not removed and do not have an active HSIA building permit, we will reach out for County support. Discussion of boat trailers parked on the streets.
2. Tom met with Lisa Rodvien and brought forward issues, mainly zoning issues. Tom and Lisa will be meeting again, along with Stuart Pittman and the Director of Planning & Zoning. County leadership would like to come to a General meeting.
3. Submitted deer hunt letter
4. The LGBTQ+ event request has been approved as a private party.

VICE PRESIDENT REPORT: Claire Corcoran reported as follows:

1. **Zoning** – Claire reported on the ADU bill that was passed. Claire is asking the County (and would like Tom to ask Lisa Rodvien) to flag Hillsmere addresses so that anyone that is asking for a County building permit will be directed to HSIA first. Claire reported on Zoning and Health Department issues. Claire also reported on a postcard that was sent to Hillsmere residents announcing that a property owner can apply to rezone their property.
2. **Security** – We do not have an RFP yet. Has anyone noticed more people showing up at the beach? Discussion of what we want from a security guard.

TREASURER’S REPORT: Gene Gross not present, but sent the following Treasurer’s Report: We have \$594,780.31 in the Operating Checking Account, \$400,484.24 in the Money Market Accounts, for a total of \$995,264.55 in the Operating Account; \$450,017.44 in the Special Tax Checking Account; for a combined total of \$1,445,281.99 as of March 31, 2023. Gene is also recommending we renew the Price Cutters contract with a 27% increase from the 2020 rates. **Steve Vanderbosch moved the Board renew**

the Price Cutters contract with a 27% increase from the 2020 rates until the end of 2023. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

SECRETARY: 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. This will allow us more current info from the Board meetings to be included in each issue. Regarding the Property Manager job search: 2 residents have applied to date and 15 applicants have applied through Indeed. It would be good to send out a reminder. The plan is for the Executive Board to review all applicants by the end of May. Mike Wurst recommends opening the review group up to Committee Chairs that will work closely with the Property Manager. Our Pet Waste worker is asking to expense a hitch and trailer, but we are not reimbursing that.

ADMINISTRATOR: Jean Somers reported as follows:

1. Beach parties have started. No security guard is in place. We don't have anyone to check stickers, etc.
2. Need to check with Helene to see if we are hosting a Memorial Day celebration.
3. First Happy Hour is June 9th.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan mentioned that he hasn't heard anything on the Quiet Waters Retreat. The lease is currently in the County Legal Department and not cancelled yet. There is an appeal on Peninsula Park.

HOUSE: Tom Schwallenberg presented interior drawings of the community house at the March Board meeting. Tom had a meeting with Rob Dean of Dean Home Improvements. Rob met all expectations with exterior work at the community house. Tom asked if he could stay within last year's cost of \$65,000. The answer is yes. **Ray Sullivan moved the Board authorize the Community House Chair to enter into negotiations with Dean Home Improvements for interior renovations at the community house. Claire Corcoran seconded the motion.** Discussion of basement and rear entrance. The basement and rear entrance are not part of the interior contract. **Vote taken – unanimously approved.**

PERMITS: Robin Clark reported that she has issued 1 permit since becoming the Permit Chair. Robin has 12 live permit requests currently – a lot are fences. There is one violation – a shed at 99 Pinecrest Drive and a variance request for a shed at 307 Hillsmere Drive. There is a pier permit request for an in-kind replacement at 551 Beach Drive. Robin needs to provide a Pier Construction permit.

PIERS & HARBOR: Steve Vanderbosch reported as follows:

1. **Sand Spit Living Shoreline** – Our design contract ESA has completed permit-ready plans for development of the Sand Spit Living Shoreline, based on the Concept Plan Version 2.0. We are requesting the HSIA Board to authorize Arundel Rivers Federation and ESA to move forward with joint federal/state permit applications for the Project, subject to community ratification at the May 11, 2023, General Membership meeting. **Steve Vanderbosch moved the Board approve the filing by Arundel Rivers Federation (“ARF”) and Environmental Systems Analysis (“ESA”), acting on behalf of HSIA, of a Joint Permit Application to the Maryland Department of Environment (“MDE”) and the Army Corps of Engineers (“ACE”) for Wetlands Permits allowing construction of the Hillsmere Shores Coastal Resiliency Project (“Project”), as depicted in the draft design plans by ESA dated April 2023. That, if approved, the Board’s decision to proceed with permit applications for the Project be presented to the HSIA general membership for**

ratification under the HSIA Bylaws, Article III, Section 12. Limits of Authority, A. Real Property, at the next general Membership Meeting to be held on May 11, 2023. Christian Elkington seconded the motion. Vote taken – unanimously approved.

2. Boat Lifts – Arrow Environmental Services began installation of 12 pilings for new boat lifts on Tuesday, April 25th, and is expected to complete work today, Thursday April 27th. Twelve slips had to be vacant for the work to proceed, requiring the temporary relocation of 7 boats. All slip holders cooperated in a timely manner last weekend to relocate their boats. 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. Steve is recommending approval of changes to Marina Rule 4.1, which will clarify how slip assignments are made. In the case of lift slips, assignments would be made on a first-come, first-serve basis, regardless of slip holder status, based on when residents were added to the lift Slip Wait List. In Steve’s opinion, since lift slips are relatively new, unique, and limited in size and number, this is the fairest way to assign lift slips. **Steve Vanderbosch moved the Board approve changes to Marina Rules and Regulations, Rule 4.1, concerning the assignment of slips in the Marina to provide how lift slip assignments are made. Mike Wurst seconded the motion. Vote taken – unanimously approved.**
3. **Marina Security Camera System** -- Former HSIA President and current lift slip holder Mike Waters has volunteered to be the HSIA point of contact/coordinator for the installation of the security camera system, which will include 11 regular cameras, 4 zoom cameras (outer piers), 1 license plate reader, 1 NVR, all switches and cables, bulkhead/under pier conduits, 2 steel posts, internet repeaters, possibly 1 camera at Sunset pier, with equipment to be located in the Well House addition with ventilation added. Work is expected to begin in May and take 4-6 weeks to complete.
4. **Marina Gravel** -- Pay Dirt, LLC, which installed the Marina gravel 2 years ago, refreshed the travel lanes by raking the surface. No additional white gravel was spread at this time. Depending on wear patterns, additional gravel may be applied later in the season.
5. **Marina Operations** -- Boat Ramp and Boat Park locks were changed on April 1st. On Monday April 3, 2023, Blue Heron Property Services removed, pressure-washed and placed in storage at the Community House garage, all 23 ice eaters that had been deployed. The picnic table near the Marina beach has a rusting-out leg. Temporary repairs were made using a 4x4 support. A new table will likely be required. Two of the six electrical panels were re-painted and re-signed. The remaining panels will be painted in the coming months. New decorative flags were placed in the Marina.
6. **Slip Assignments** -- All slip holders have responded and either renewed or given up their slips. About a dozen slip holders have incurred late fees for late renewals. All slips have been assigned, and there are 10 new slip holders this season.
7. **Boat Park** -- Thirty-two (32) space holders renewed; 8 have not yet renewed. Offers will be going out to fill the 8+ spaces available.
8. **Racks** -- The 18 new slots were assigned and the Wait List is down to 18 names

BEACH: Maureen Sherer reported as follows:

1. Extensive weeding and grounds-keeping maintenance was performed by Aguilar Landscaping April 4 and 7. The job was completed excellently and many compliments have been received.
2. **Trees** – All trees planted by the committee in the fall of 202 have leafed-out. The middle-aged basswood tree near the west playground has only partially leafed out. It has shown marked distress the past two summers. While the committee watered it during the last summer,

Maureen believes its only hope for survival is to have regular irrigation during any dry periods this summer. Maureen recommends we secure a contract with a landscaping company to do this. An arborist should inspect all the trees at the Beach. Some trees may need some pruning. The maples were treated for gloomy scale in 2021, and they definitely need a current inspection by a professional.

3. **Water rinse station** – One of the faucet fixtures was no longer functioning at the end of the summer season, no doubt due to corrosion. It is likely the other fixtures and plumbing connections may be sufficiently deteriorated so as to merit their replacement also.
4. **Volleyball Court** – The court needs to be refurbished with another load of sand.
5. Jellyfish nets need to be replaced
6. Beach Five Year Plan and security gate – The Committee is reviewing the existing Five-Year Plan in order to prepare a plan for the next five years (starting 2024). An important recommendation from the existing plan is for the installation of an automatic security gate.

LEGAL: Nothing to report.

POOL: Danielle Franz reported that tables have been purchased and will be put together on the pool cleanup day. Danielle exhausted the approved amount for furniture. Danielle will come back with another motion for the purchase of chairs and umbrellas. Danielle discussed the grassy area around the outside pool fence. She will get a group of pool members together for a five-year plan of what they might want to see in that area.

1. **Mike Wurst moved the Board approve funding NTE \$2500 for a Memorial Day pool party, to include catering, paper products, and decorations. Maureen Sherer seconded the motion. Vote taken – unanimously approved.**
2. **Mike Wurst moved the Board approve funding NTE \$450 for the purchase of annual flowers for potted and hanging plants. Christian Elkington seconded the motion. Vote taken – unanimously approved.**

ENVIRONMENTAL: Nothing to report.

MOSQUITO CONTROL: Ray Sullivan will put information in each issue of the Sea Breeze during mosquito season.

DOVE LANE: Hillsmere resident David Klakring traversed Dove Lane.

There being no further business, the meeting adjourned at 8:45 pm to go into closed session to discuss legal issues pending before the Board.

Respectfully submitted,

Jean Somers
Administrator