

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
May 25, 2023**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: In Person: Bill Schrott, Yoli Del Buono, Charmaine Rostien, Duffy Perkins, Jim Leary, Brian Lyman, Helene Raven, Michael Waters, Tom Schwallenberg, Paulette Schwallenberg, Michelle O'Brien, Robin Clark, Cari Bower, Danielle Franz. **Joining on zoom:** Trevor Perkins, Ann Schrott

The meeting was called to order at 7:00 pm.

MINUTES:

1. Christian Elkington moved the Board approve the April Board Meeting minutes. Claire Corcoran seconded the motion. Vote taken – 6 approved (Claire Corcoran, Mike Wurst, Christian Elkington, Ray Sullivan, Steve Vanderbosch, Maureen Sherer); 3 abstained (Adam Blugis, Tim Cantor, Gene Gross); motion passed.
2. Christian Elkington moved the Board approve the April Closed Board Meeting minutes. Claire Corcoran seconded the motion. Vote taken – 6 approved (Claire Corcoran, Mike Wurst, Christian Elkington, Ray Sullivan, Steve Vanderbosch, Maureen Sherer); 3 abstained (Adam Blugis, Tim Cantor, Gene Gross); motion passed.

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

1. Update on Tommy G – broken mower(s). Let's have a fallback plan for times when grass and trimming isn't getting done.
2. Meeting with AACO leaders on May 18th. Attended by Claire, Robin and Tom. AACO attendees included Jenny Jarkowski, Director of Planning & Zoning, Ulrich Dahlgren, Head of Zoning Enforcement, and Sergio Polanco. We discussed:
 - a. Zoning violations
 - b. ADUs
 - c. PODS & dumpsters
 - d. Drive around Hillsmere with Board members (Tom & Claire)
 - e. Invited to attend next HSIA general meeting
 - f. Plan for quarterly AACO meetings
3. Term limits for elected Board members. Discuss and motion. Many Board members are opposed. Steve Vanderbosch, Tim Cantor, and Ray Sullivan spoke about this issue. Consensus is to not have term limits. No motion made.
4. UPDATE. Storage PODS and Trash Dumpsters. Noncompliance letters sent to 13 homeowners on 3/31 via postal mail. Follow up letters will be sent on Monday 5/30 to remaining violators
5. UPDATE. Deer Hunt letter – provided to Jean to send. Letter was sent in March 2023.
6. Hillsmere Drive accident – May 14th. Cari Bower was recognized to provide an update. Cari reported that we removed contaminated soil and gravel from the accident. The Hillsmere sign that was destroyed will be replaced in kind. Some residents asked for the sign to be smaller to

afford a better water view. The sign will be the same size but perhaps we can mount the sign lower.

7. Security Update – Cari Bower was recognized to give a security update. Cari reported that HSIA interviewed three companies and are going with Thomas Scott, who provides Maryland State Police and Anne Arundel County police officers who are off-duty, armed, and in unmarked or marked cars. They provide a professional service, have insight to crime, and we will have a phone number provided to the community.
8. PRIDE request follow up – A letter was sent to Patrice & Laura Teetermoran, based on their previous letter requesting the Board reconsider their first request to have the PRIDE event be HSIA sponsored. Tom and Patrice will meet for coffee next week to start a discussion and have good communication.
9. Master plan for Community lot between pool and the community house – Mike Waters was recognized as the Chair of the newly established Field Committee. Mike will create a master plan for the grassy areas around the pool. The Field Committee's charter is to establish guidelines to use our field fairly and efficiently for open space activities. Mike will put announcements of meetings in the Sea Breeze. Mike will catalog resources and needs, qualify and quantify the needs, and prioritize needs.
10. Entrance project update – Elizabeth Bublitz – will be making adjustments to this area.

VICE PRESIDENT REPORT: Claire Corcoran reported that she will be meeting with Tom to travel around our community with the Anne Arundel County Zoning Officer. 307 Hillsmere Drive went to court – equipment is finally gone from the property. The property is in a holding pattern for now to make sure the equipment doesn't return. Garrett Tache offered to help with Zoning. Claire is asking residents to let us know if they see any properties with issues.

TREASURER'S REPORT: Gene Gross reported that we have \$936,472.99 in the Operating Account; \$441,804.11 in the Special Tax Account; for a combined total of \$1,378,277.10 as of April 30, 2023. Gene also submitted the March Treasurer's Report for the March Board meeting minutes.

SECRETARY: Mike Wurst mentioned that the Sea Breeze deadline for the June issue is June 5. We will combine the months of July and August, so Kellyann will let us know the deadline. The google page shows our beach as closed for Memorial Day and July 4. Mike needs someone to be backup for managing zoom and interacting with residents during the meeting. The resident needs to learn how to set up and break down the equipment.

ADMINISTRATOR: Jean Somers reported as follows:

1. June 9 Happy Hour – Noel cannot coordinate or attend. Mark Carroll is taking the lead. Mark needs help. If you can help, please let Jean know.
2. Pool opens this weekend. We are in the blackout mode for processing memberships and will pick back up after Memorial Day weekend for processing.

HOUSE COMMITTEE: Tom Schwallenberg presented Robert Dean's approval of the Scope of Work for the interior renovation of the House at 119 Great Lake Drive. The start date is based upon his "break in work", the next available start date would be 3 to 4 months later. In order to meet the quoted start date, Tom requests the Board review and approve the Scope of Work as submitted. There are long lead items that require 3 to 6 weeks' time to procure. There is also a \$25K deposit required once the contract is signed. The Cost of the project, \$65K is the same as quoted last year. AC cost / work, which

needs further investigation, is not quoted in this Scope of Work. EST. cost = \$5K to 7K. **Ray Sullivan moved the Board approve the contract with Dean Home Improvement for interior renovation of the house at 119 Great Lake Drive. Claire Corcoran seconded the motion. Vote taken – unanimously approved.**

PERMITS: Robin Clark reported that since last meeting, 3 permits were issued for a portico, sunroom, and a deck. Attorneys have been retained for a permit at 113 E. Bay View Drive. Will discuss in closed session. 551 Beach Drive – Robin is investigating riparian rights for a pier replacement and the resident understands that this will be a slow process. 321 Hillsmere Drive is requesting a permit for a corner lot.

PIERS & HARBOR: Adam Blugis reported as follows:

1. Spigots not working – working on fixing this.
2. Grass did get cut at marina and sunset ramp.
3. Maryland Oyster Program – uses our marina as a distribution for spat. Distribution scheduled for June 1, 3-6 pm.
4. Living Shoreline -- \$109K grant money approved.
5. Trailer in the Boat Park that has a Maine license plate – our Boat Park Rules say “need a Maryland license plate.
6. Security cameras – Mike Waters reported we are having 7 video cameras, 1 license plate reader, and wifi at the sandspit; all installed currently and may take a few more weeks.
7. A terrapin hatching was found at the sandy beach at the sandpit.

BEACH: Maureen Sherer reported as follows:

1. **Shower/Rinse Station** -- Gene’s Plumbing serviced the station and it is now fully operational. Gene’s was able to repair the malfunction with a replacement part and servicing, and this avoided a major expense. De-winterizing and turning on the water was done May 15 and cost \$125. The replacement, repair and adjusting of valves was done May 19 and cost \$175.
2. **Volleyball court sand** – Dave Fredlund estimates the sand need is about 20 tons masonry sand. Sand supplies contacted will only deliver to a paved surface (gravel counts as paved). Their trucks are not allowed to leave a paved surface. They recommend we spread out a 20 ft x 2 ft tarp (or larger) in a corner of the parking lot. We separately will need to hire a landscaping company with equipment to move and spread the sand. Prices quoted (including material, delivery, & sales tax) are: Cole Ventures, \$672 for 21.5 ton masonry sand; Saunders Landscape Suppliers, \$890 for 20 ton masonry sand. **Maureen Sherer moved the Board approve \$1400 for the purchase of 21.5 tons masonry sand, the purchase of a 20 ft x 20 ft tarp, and the hiring of a company to spread the sand. Ray Sullivan seconded the motion. Vote taken – 8 in favor (Claire Corcoran, Mike Wurst, Gene Gross, Ray Sullivan, Tim Cantor, Adam Blugis, Maureen Sherer, Steve Vanderbosch); 1 opposed (Christian Elkington); motion passed.**
3. **Trees – Maintenance** -- Assessments of all the trees of the Beach property were done by arborists from Davey Tree Service and Richard’s Tree Care. With each company, the arborist spent about one hour waking the grounds with me and pointing out issues. The information I received from the arborists was largely consistent. Each company will send proposals for the cost of recommended work. It is likely the proposals will be in the range of \$3000 or more. Here are some highlights of information received from the arborists:
 - a. Most trees are showing some signs of distress. They need some combination of pruning, fertilizing, and re-establishing trunk flare.
 - b. Maple trees need to be treated for gloomy scale infestation.

- c. Sycamore tree needs to be treated for anthracnose fungal disease.
 - d. Struggling basswood might be saved for about \$1000, but might not work.
 - e. All trees need a mulch ring to help with water absorption and to protect from weed whackers.
4. **Property Damage by Hit and Run Incident of May 14, 2023** -- As you know, the main beach sign at the end of Hillsmere Drive was demolished in the early morning hours of May 14, the lock of the eastern gate was cut, debris from the crash was strewn in the travel lane of the parking lot, and a large oil leak (about 22 feet long by 6 – 8 feet wide in spots) stained the gravel of the parking lot just beyond the sign. I noticed the damage when I went to unlock the gate just before 8 AM. I immediately called the Anne Arundel County Police and filed Incident Report # 2023138572 at about 8 AM. I then telephoned President Anderson, but was only able to leave a voicemail message. Next, I telephoned Vice President Corcoran, but was only able to leave a voicemail message. I then contacted Tommy Grierson to see if he could remove the debris that morning, but he replied he was out of town. I then texted this information and the Police Incident Report number to the President and Vice President. I received a text message from the President that he would go down to the Beach and deal with the situation. In order to deal with the oil leak, Monday morning I emailed Steve Vanderbosch and Gene Gross, copying the President and Jean Somers. I thought Steve might have some experience with oil leaks at the Marina and could give some advice about the clean-up, and that Gene should be aware of this issue for the insurance claim. Jean replied that she was forwarding the email to Adam Blugis on behalf of Steve. By searching the internet, I found a Maryland Department of the Environment (MDE) hotline number to report oil spills in the critical area. I emailed this information to the group, suggesting that the President make the phone call due to the amount of money likely to be involved in the clean-up. Receiving no further communications on Monday, I called the MDE hotline Tuesday morning and reported the spill, Incident Report # 145296. MDE gave me instructions for proceeding with the clean-up, and I emailed this information to the group at 8:25 AM Tuesday. Tuesday evening I received an email from Adam Blugis detailing what he had done the day before. The President informed me that Cari Bower would be in charge of all details with respect to the incident. I have included the foregoing time line and incident report numbers to help alleviate any confusion going forward with questions from MDE inspectors or the insurance company. As far as the cut lock, Beach Committee members suggested attempting to work with the original supplier of the lock so as to obtain a replacement lock that used the same key. Both the east and west gates used the same key, which is significantly helpful. Several people already have keys, namely Jean Somers, the morning gate opener, the evening gate closer, and me. Perhaps there are others. The supplier (Baldinos) initially said they must have the address for the lock issuance. Baldinos could not accept the Beach address or the HSIA Post Office box. They suggested the address of the person who made the purchase. The Beach Committee members suggested several possible addresses, but Baldinos concluded it would have to come to the site (no-charge), and that someone must be there to meet them. The time tentatively scheduled for the visit is Wednesday, May 31, arrival between 10 AM and 2 PM.
5. **Eastern Natural Shoreline – phragmites infestation control** -- Following our Anne Arundel County issued Vegetation Management Plan, we have begun the first cutting of phragmites of the season. Despite a large amount of phragmites, there are significant stands of spartina, high tide bush, and marsh hibiscus which will now be allowed to proliferate. These are native plants which provide habitat for wildlife. The removal of the phragmites also improves the view.

LEGAL: Nothing to report.

POOL: Danielle Franz reported that 20 pool members were at pool cleanup day. Most guards are back again this year and live in the neighborhood. As of Friday, May 19, we have 222 households that have joined the pool and 11 households from Black Walnut Cove. The pool opens Saturday of Memorial Day weekend at 11 am. We will have a Memorial Day party on Monday. Swim Team practice starts on Monday, May 29. Tuesday, May 30 is our first open swim day for all Hillsmere residents. Key School camp and swim lessons by Annabelle Lobe are returning this year. We have a request from Navy Swim Team to use our pool for 5 days in July for \$300. We've purchased 11 new tables. Danielle is requesting funds for umbrellas, stands, and chairs. **Ray Sullivan moved the Board approve \$4500 for the purchase of new umbrellas, bases, and chairs. Gene Gross seconded the motion. Vote taken – unanimously approved.**

EVENTS & ACTIVITIES: Helene Raven reported that the June Happy Hour is scheduled for Friday, June 9, and Mark Carroll needs volunteers to help. Helene purchased a coffee maker for activities. Helene reserved the pavilion for Monday, May 29, for a Memorial Day event to recognize 1st responders and active and fallen military. The time is 9 am.

MOSQUITO CONTROL: Ray will submit an article for the *Sea Breeze*.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported that nothing has been heard on the cancelling of the QWP Retreat lease. Ray had a handout about Peninsula Park.

COMMUNITY GARDEN: Tom Anderson recognized Duffy Perkins and Charmaine Rostien who gave a brief overview of their proposal for community gardens to be placed on the community Field property. Yoli Del Buono provided a sketch of their proposal. The team took questions from the Board. Tom thanked everyone for providing the information and welcomed Duffy and her team to join Mike Waters' Field Committee.

VARIANCE REQUEST FOR 113 E. BAY VIEW DRIVE: Tom Anderson recognized Mr. Leary and his lawyer, Mr. Lyman. Mr. Leary is requesting a sideline setback variance for a deck. Mr. Leary and his lawyer explained the situation and why they were requesting the variance. The gentlemen took questions from the Board.

There being no further business, the meeting adjourned at 9:00 pm to go into closed session to discuss legal issues pending before the Board.

Respectfully submitted,

Jean Somers
Administrator