HSIA BOARD MEETING
COMMUNITY HOUSE IN PERSON & VIRTUAL
June 26, 2025

BOARD MEMBERS PRESENT: In Person: Claire Corcoran, Romeo Santos, Gene Gross, Helene Raven, Bill Schrott, Joanna Parkinson, Ray Sullivan, Steve Vanderbosch **Absent:** Geoff Werner, Maria Triandos, Danielle Franz

CONTRACTURAL STAFF: Cassie Heckman, Ann Levelle

GUESTS: **In Person:** Crystal Monkman **Virtual attendance:** Teresa Sutherland, Heather Fitzsimmons, Chris Polamalu

The meeting was called to order.

Claire Corcoran announced that there will be no recording of this meeting in any form or fashion, to include anyone attending via zoom. This is a Board meeting. Anyone attending in person or via zoom, that is not a board member, must be recognized by the President before speaking. If recognized, state your name and address.

MINUTES:

1. **Joanna Parkinson moved the Board approve the May Board Meeting minutes. Bill Schrott seconded the motion. Vote taken – 4 approved (Gene Gross, Romeo Santos, Bill Schrott, Joanna Parkinson); 2 abstained (Helene Raven, Steve Vanderbosch); Ray Sullivan not present at time of vote. Motion passed.**
2. **Gene Gross moved the Board approve the May Closed Session Board Meeting minutes. Romeo Santos seconded the motion. Vote taken – 4 approved (Gene Gross, Romeo Santos, Bill Schrott, Joanna Parkinson); 2 abstained (Helene Raven, Steve Vanderbosch); Ray Sullivan not present at time of vote. Motion passed.**

PRESIDENT: Claire Corcoran reported as follows:

- Reminder of upcoming general meeting on 7/10
- We are struggling with a lack of volunteers for community events. We have an extreme lack of volunteers for the 4th of July, both at the beach for parade, and the pool for the pool party. Pool party is scaled down, no catering this year, only 1 game. A call for additional volunteers is going out to community via email blast.
- Airbnb's are becoming an increasing problem in community; we need to have further discussion of this. Please think about this issue.

VICE PRESIDENT: Romeo Santos reported as follows:

175 people are signed up for text alerts for the community. Romeo wants 250 people. Board is suggesting he roll out with the 175.

Romeo thinks he should be an admin on the official HSIA page to help answer questions residents have. Ann will add him as an admin for him to take on that roll.

SECRETARY: Helene Raven reported as follows:

- Shelves have been installed in basement and garage.
- Scanning project will be underway
- Shredding project continues

TREASURER: Gene Gross – nothing to report.

PROPERTY MANAGER: Cassie Heckman reported as follows:

- Water Bottle filler installed at pool
- Shelves for garage and basement
- Drive through of community completed 3 times this month, only a couple new pods and dumpsters noted, letters sent to those homes
- Tube slide piece ordered, waiting on delivery / install
- Mowing and landscaping has continued, mowing of most areas is every other week, mowing of pool enclosure is weekly. Front garden completed.

Cassie has been meeting with various security companies to find a more modern approach to the issues we are encountering at our amenities, most specifically the beach. This is the first step in the process of seeing if we can change hours and possibly upgrade things like the playsets and furniture. First step is making area more secure. We have had multiple incidents of vandalism and unauthorized parties this month.

First set of meetings have occurred, meeting in person with 2 providers in July to walk properties and have them make recommendations. Casie has an implementation plan, and will be working closely with both Beach Chair and Security Chair to make recommendations and hopefully change the way we handle security in the community.

MARINA: Steve Vanderbosch reported as follows:

Terrapins have been spotted nesting on new living shoreline. The nest was destroyed by predators, however this is a great sign that the shoreline is healthy and working! We are going to train volunteers to help with the turtle nests for next year.

Planting of the shoreline went very well. Things are growing and the rain has really helped. Arundel Rivers planted more than anticipated, so community planting is pushed to fall.

The grasses will take 1-2 years to mature.

Steve needs mulching or fencing around some plantings and grass next to shoreline.

Hyundai motors used our marina for a photo shoot and made a $25,000 donation to Arundel Rivers Federation!

1. Sand Spit Living Shoreline/Coastal Resiliency Project.
During the last week of May and the first week of June the major plantings took place at the Project, with approximately 8,000 plugs of marsh and dune grasses being planted, about 700 herbaceous plants being placed in the grassy areas of the Sand Spit. The plantings in the sand and cobble areas have been staked and fenced to deter geese and other wildfowl, as well as humans, from disturbing the plantings, and will remain in place until the grasses are well-established. Unfortunately,

Community and school participation was not arranged and advertised, despite numerous assurances by Arundel Rivers Federation that they would organize and handle that effort. If interest continues, the Federation may organize a supplemental planting for community participation later this year. Last week the vessel Patricia Campbell was used to deploy an additional 36 oyster reef balls seeded with oyster spat at the Project. The reef balls, provided by Chesapeake Bay Foundation, were deployed in 9 sets of 4, bringing the total number of reef balls at the Project to 256. HSIA resident and professional illustrator Phyllis Saroff has been working on permanent informational/educational signs for the Project. Steve passed around the sample of the illustrations for the living shoreline sign. The Project is now essentially complete. We will be reviewing the final Project totals and statistics in the coming month and will provide a final report later in the summer.
We have filed an application with DNR to move the Duvall Creek 6-knot speed limit buoy from its present location farther West to the start of the Duvall Creek Channel near Green Buoy #1, and DNR is presently reviewing the application. In addition, we have filed a repeat application with MDE to replace the two green buoys marking the Duvall Creek Channel with wooden pilings and day shapes.

2. P&H Operations.
Longtime volunteer Norm is moving to Florida and will be missed.

We have eight unassigned wet slips and nine people on the Wait List, all of whom rejected a slip offer. P&H is offering vacant slips to existing slip holders who may have a second boat to dock on a temporary basis.

Our electrician has again made several minor electrical repairs and on May 16, 2025, replaced 3 new LED street lights at the two boat ramps with even lower wattage LED fixtures, in an attempt to placate nearby residents who complained the new lights were too bright. We have met with Catherine Stirling, a Dark Sky Maryland board member and Dark Sky International Advocate, on site on May 20th, and the P&H Committee will be considering her recommendations at the next P&H Meeting in July.

There are clear, multiple advantages to using LED fixtures, such as economy, efficiency, safety, no toxic elements, no UV radiation, durability, long life span, less heat emitted,
quality of light, fewer bugs and smaller carbon footprint. Dark Sky Maryland does not advocate eliminating LED lights.

Repairs were made to the Marina Firefighting Dry Standpipe System on June 4, 2025, by PyeBarker, fixing damage done last season by a loose raft. Unfortunately, the system failed the AACoFD-required hydrostatic test, revealing other previously unknown leaks in the piping. Further repairs and retesting will be scheduled.

3. Kayak Ramp Floating Dock.
Hillsmere resident Bob O'Dell volunteered to take the lead on this project and has obtained two proposals for construction of the Floating Dock project. The proposal from John H. Norris and Sons, Inc. is higher in cost but includes plans and permitting fees; the proposal from FTL Marine Construction is lower in cost but does not include plans and permitting fees. Both firms come highly recommended, with good referrals. Both proposals fall within the amounts budgeted for this project.

The P&H Committee requests Board approval for the HSIA team of Bob O'Dell, Steve Vanderbosch and Cassie Heckman to negotiate with both firms for best and final offers and to reach

agreement on contract terms and conditions for Board approval of an award in July 2025. Board approved Steve, Bob and Cassie to negotiate with these vendors to get best price. Negotiations to begin in July.

POOL COMMITTEE: Crystal Monkman reported as follows:

- Water bottle filler installed thanks to Dave Gleason, Nick Dunn, and board
- Guard chair on order, will be installed as soon as it arrives
- Updated signage for the pool guard table and bulletin board, shows tips and abbreviated rules. There is a bit of a learning curve, members should email any concerns to pool@hillsmereshores.org
- Members need to understand that it is guards who have authority to enforce rules.
- Water aerobics are back! Wednesdays at 5:45, Sundays at 11:00. $15.00 a class, must register at Safety First swimming. Must be a pool member or use a punch pass visit.
- Food trucks every Friday, 2 openings
- July 4th party is scaled back
- Glow party in August, date TBD
- Last home swim meet is 7/19
- 25 members came to open community day on 6/24
- 7/29 and 8/26 are the next resident days
- 7/1 is cut off for new memberships and punch passes.
- Guest passes for sale all season.

Claire - asked about bathroom floor, Crystal said that Annapolis Paint fixed the issues, but we have had complaints floor is slippery.

Romeo Thanks Crystal and Denielle. Also asked about solutions for grass. This is complicated due to critical area.

BEACH COMMITTEE: Geoff Werner reported as follows:

1. Playground Projects

Large Playground (Burke Equipment Area):

- Welspryng is currently executing the pea gravel replenishment project, which includes removing old material and spreading new gravel in designated fall zones.
- A temporary safety fence is being installed; it will remain partially open until resurfacing begins.
- A dirt dumpster has been placed in the parking lot in preparation for excavation.
- Work will begin at the large playground and then shift to the small playground.

Additional Playground Coordination:

- The replacement slide tube has been ordered (Playground Repairs Coordinator).
- The tire swing chain snapped and was removed for safety; the swing is currently stored in the garage. ▸ Replacement chains are requested.
- To address concerns with the suspension bridge, we are now pursuing installation of a safety chain across the open side sections instead of removing or relocating the transfer station.

Replacement Playground Fund Raising

- Playground subcommittee establishing a Go Fund Me account and initiating plans to raise funds for a replacement playground.
- Request support/oversight from HSIA Treasurer IOT comply with applicable regulations.

2. Planning & Priorities

Shoreline Erosion Protection:

- **Immediate Concern:** We are observing worsening washout from heavy rains, particularly around the ADA boardwalk area. ▸ Plans are underway to reinforce the underside of the boardwalk and add fill to erosion-prone sections. ▸ Requesting suggestions and assistance to develop a long-term fix.
- Ongoing coordination with the Environmental Committee to develop living shoreline concepts that prioritize both resiliency and recreational use.
- A permitting/design review meeting is scheduled with MD DNR and MDE on **Tuesday, July 15**
  . ▸ Environmental and P&H Chairs have been invited.
  ▸ Coordination with Arundel Rivers Federation (ARF) will be initiated if needed.

Wetlands Permit & East Beach Sand Replenishment:

- The existing wetlands permit has been confirmed valid.
- Assistance is requested in obtaining quotes for sand fill in the eastern swim area, per the approved permit scope.

Master Planning:

- Work continues to align the shoreline protection effort with a long-term master plan for the beach's recreational, environmental, and infrastructure improvements.

3. Maintenance & Infrastructure

General Maintenance & Repairs:

- Debris removal behind the shower station – assigned to Property Manager.
- Gregg Home Services completed repairs to wooden benches

Water Infrastructure:

- Dave's Plumbing completed repairs to shower heads and pipes at the wash station.

Boardwalk & Structural Repairs:

- Greg Home Services quote approved (<$1000) to repair rotted wood at the electric station under the central light pole.
- A quote has been requested to install wood reinforcement under the ADA ramp to prevent erosion.
- Seeking a quote from Welspryng to plant or fill around the ADA ramp area near the pavilion.

Geese Management:

- Contract initiated with Maryland Geese Control for up to 10 weeks of service, not to exceed $3,000.
  ▸ Weekly activity reports will be required under contract terms. (See attached log)

4. Items for Board Awareness

Pending Capital Items:

- Early-stage planning underway for a Security Camera System and Automated Gate, in consultation with the Property Manager and Security Chair.

5. Additional Notes

- A public notice was issued to inform residents of ongoing playground work. Parking may be temporarily impacted during gravel delivery.
- Community volunteers may be needed to help level gravel once delivered.

Special Thanks:

- Thank you to Paulette and Tom Schwallenberg for returning an abandoned shopping cart found at the beach!

Upcoming Dates

Next Beach Committee Meeting: Tuesday, July 1, 2025 | 7:00–9:00 PM | Community House

Next Beach Cleanup: Saturday, July 19, 2025 at 10:00 AM (Rain Date: Sunday, July 20)

COMMENT: Romeo is concerned about bottles and cans thrown in median. Assets need protection. Marina is doing a great job, need more / better security at beach. We would like to see about opening the beach later, but cannot until we have better security.

GEESE ISSUES: Geese issues at beach and marina. Dogs are helping but not solving the issue. Discussion of Kite style geese deterrent. Steve will purchase some for the marina. Cassie to speak with Geoff and gain permission for beach purchase.

EVENTS COMMITTEE: Helene Raven reported as follows:

- Happy Hour 6/27 at 5:00. Mark Carroll in charge. Hot dogs and hamburgers will be served.
- Volunteers needed for ice cream social in August, and also happy hour in August.
- September will be volunteer recognition at beach. Committee chairs will invite people who are committed volunteers. Food and drink will be served.

ENVIRONMENTAL COMMITTEE: Kevin Green not present – no report. Helene Raven is concerned with yard waste in the rain garden. The Board to watch and wait prior to action.

PERMITS: Bill Schrot reported on the following:

1. 169 E. Bay View Drive – new fence
2. 105 Spring Valley Drive – wants a large shed, no permit requested yet
3. 122 Lee Drive may have put up a fence with no permit
4. Vote on Variance for 134 Groh Lane. Some discussion. Gene Gross would like the reason for the Variance to be reiterated. Bill Schrott reported there is a large barn in the backyard and the owners want to construct a lean to on the side close to the fence in the unusable part of the yard. **Bill Schrott called the Permit vote for the Variance Request for 134 Groh Lane which was presented at the May Board meeting, for a lean to on the side of a barn already within the 15-foot setback. Vote taken – 2 in favor (Joanna Parkinson and proxy from Geoff Werner); 6 opposed (Gene Gross, Helene Raven, Ray Sullivan, Steve Vanderbosch, Romeo Santos, Bill Schrott); motion did not pass.**

FIELD COMMITTEE: Joanna Parkinson reported as follows:

- Joanna was going to move to approve $6,200.79 for plantings around the pool. Includes a year of maintenance and watering NTE 6,500. Motion is withdrawn as we need another quote.
- Someone approached about teaching yoga in field. This is for a fee. This request was denied due to the fact it is commercial activity. They could hold free classes in field, but nothing for profit.

SECURITY: Georgios Sekeroglou not present. Joanna Parkinson reported for Georgios as follows:

On Wednesday, 18 June 2025, Security Chair met with Chesapeake Security and discussed their current security guard and his roles and responsibilities. We discussed what our security requirements were for Hillsmere Shores along with engaging and interacting with residents and non-residents. We also discussed the Security Guard's lack of engagement with community members and non-residents at the beach. We advised them that if the security guard could not perform to our expectations, we would like for them to change guards. Chesapeake's leadership said they were going to discuss our expectations with their guard and make appropriate changes. We discussed that if no changes occurred in the next two weeks that we would request another guard.

Chesapeake came up with a couple of ideas and comments such as placing QR codes at each end of the beach as well as the marina that requires the guard to get out of the vehicle and walk the entire beach. Additionally, the starting time changed to 1400 with a walk through every hour on watch. We spoke on the importance to chat with everyone visiting the beach so we know whether they are residents or not, so he should be getting out of his vehicle on a regular basis.

Chesapeake is already training another guard to work some of the shiftwork at Hillsmere. We concluded that if the current guard is not the right fit, they are prepared to replace him with another guard who will be more interactive and engaging. Georgios will be sending out an email a week in advance of what days security will be working. I'll send that email notification to the President, Beach, Marina, and Admin. If anyone else would like to get that notification please let me know.

- Separately, I will continue to work with Cassie on reviewing the potential future contracted security requirements.

Claire Corcoran reiterated some of the issues that she has seen with the current guard – not walking the beach or marina; sitting in the car and not engaging with residents; missing for large periods of time; guard is only supposed to drive around if weather is bad – otherwise, be stationed at beach and marina; dogs off leash and guard not engaging. Discussion of security issue with field and water ballons as well. Guard was called to the field, but did not engage. Board feels strongly that we need a new guard and this needs to happen ASAP.

There being no further business**, t**he meeting adjourned to go into closed session to discuss legal matters.

Respectfully submitted,

Cassie Heckman
Property Manager