

**HSIA BOARD MEETING
COMMUNITY HOUSE IN PERSON & VIRTUAL
Jully 30, 2026**

BOARD MEMBERS PRESENT: Claire Corcoran, Romeo Santos, Gene Gross, Helene Raven, Geoff Werner, Ray Sullivan, Tom Anderson, Steve Vanderbosch, Joanna Parkinson, Danielle Franz
Absent: Maria Triandos

CONTRACTURAL STAFF: Jean Somers, Cassie Heckman, Ann Levelle

GUESTS: Kevin Green, Crystal Monkman

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

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

MINUTES: Tom Anderson moved the Board approve the June Board Meeting minutes. Romeo Santos seconded the motion. Vote taken – 7 in favor (Romeo Santos, Gene Gross, Helene Raven, Geoff Werner, Tom Anderson, Joanna Parkinson, Danielle Franz); 2 abstained (Ray Sullivan, Steve Vanderbosch); motion passed.

PRESIDENT’S REPORT: Claire Corcoran reminded everyone about the September 10 General meeting where a vote on Bylaw changes will occur. We need a quorum for this meeting, so please make sure you attend and please spread the word. Claire also mentioned the Living Shoreline dedication on the same day, September 10, at 10 am at the marina.

VICE PRESIDENT’S REPORT: Romeo Santos reported that the blue table on the dock has been moved and needs to be hauled away. Cassie will get someone to haul it. Marc Morlock and Sean Hondorf are ordering boards for the dock. Marc knows high schoolers that can install the boards.

TREASURER’S REPORT: Gene Gross reported that we have \$817,810.54 in the Operating Checking Account; \$100,552.61 in the Operating Money Market Account; for a total of \$918,363.15 in the Operating Account; \$215,563.61 in the Special Tax Checking Account; for a grand total of \$1,133,926.76 as of May 31, 2026.

SECRETARY’S REPORT: Helene Raven reported as follows:

Events:

1. Hillsmere August Ice Cream Social -- It’s that time of year when we can all welcome a break from the heat and humidity with an ice cream social. The ice cream social will be at the beach on August 8. It starts at six and ends when we run out of ice cream. We’ll have vanilla, chocolate, and sorbet from Bruster’s. We’re asking everyone to bring cookies and/or toppings for DYI sundaes. (Yum!) Watch for a notice on the bulletin board.
2. Happy Hour -- September 12th
3. Halloween -- Pre-Trick or Treat Party is in the planning stages. This will be early enough for kids to trick or treat. At the beach about 4:30.
4. Movie Afternoons -- in the Winter and In the planning stages. Sunday afternoons from 3-5.
5. Kids movies. Volunteers in place.

Welcoming Committee: Fourteen new neighbors were welcomed to Hillsmere on Sunday, July 26th at the Welcoming Open House. Most moved into the neighborhood in June and July. We talked about our history, amenities, traditions and events, the HSIA website, and signed up our new neighbors for the Sea Breeze, and gave stickers. Thanks to Sandy Brown, Craig Martin, Romeo Santos, and Paulette Schwallenberg for helping with planning and holding this event. Our next Welcoming Open House will be in October.

Call for Candidates:

1. Elections for the 2027-2028 term for HSIA Executive Board (President, Vice President, Treasurer, and Secretary) will be held this November. Candidates for Office must be residents of the Hillsmere Shores Community, confirmed to be in good standing without any outstanding fees, and current members of HSIA. Candidates have until September 12, 2026, 5:00 PM to submit their bio to the Nominations Chair at nominations@hillsmershores.org. Bios need to include the candidate's name and position, a description of volunteer work in Hillsmere, and goals for the position. Bios are limited to 500 words. Bios will be posted on the official HSIA website and available near the door of the community house.
2. Meet the Candidates Night -- HSIA is sponsoring a "Meet the Candidate Night" on Thursday, October 15, 2026, at 7 pm. in The Barn Commons, Key School, off Carroll Drive. This is an opportunity to meet the candidates and ask questions about their history of volunteerism in Hillsmere, vision for the community, and commitment as chair or co-chair for committees.
3. November Elections -- Elections will be held on Thursday, November 12, at Key School. More information will be in the September and October Sea Breeze.

ADMINISTRATIVE: Jean Somers reported as follows:

1. Membership is at 739 members.
2. Run For The Lighthouse Shelter – Jean received a request from the Race coordinator to ask the Board for permission to leave a flyer at the homes that are on the Race route. The flyer advertises the Race and asks the residents along the route to decorate their front yards in support of the Race, which supports the Lighthouse Shelter. The Race coordinators are offering a \$100 Light House Bistro gift card to the best decorated yard. The Board asked Jean to send the following response: *The Board wants to thank you for bringing this to their attention. The Board cannot approve or deny such a request. Residents are allowed to place items on their personal property. If you want to put a flyer at properties along the Race route and ask them to decorate their homes, that will be your call. The Board cannot authorize or sponsor events.*

PERMITS: Romeo Santos reported that Joel Gibney, Permit Chair, is out of commission for the next few weeks. Romeo and Cassie Heckman will fill in for him.

PROPERTY MANAGER: Cassie Heckman reported as follows:

1. 1298 RFID stickers have been given out as of today. Cassie is planning a sticker giveaway once a month moving forward. She will be scheduling a sticker pickup in August.
2. Damage to median from car incident. Cassie has been unsuccessful at getting the police report for this incident. Police stated nothing matched Cassie's request. Cassie will try again when she gets back from vacation. The tree should be replaced. The County cleaned up the damaged tree before Buzzy could get to it.

3. Welspryng weeded the area around the community house which was completely out of control. This should be added to their scope of work next year to be maintained more steadily.
4. Boulders for parking deterrent at the beach – received one quote from RRG who handled the Living Shoreline. Total of quote is \$10,640 which is larger than expected. Cassie can get competing quotes. This price may go up as it is based on RRG already having the equipment on site. We can look at doing the parking poles with reflectors for immediate action.

SECURITY: Claire Corcoran spoke to our Security Chair, Georgios, who is not present this evening. Georgios is meeting with Anne Arundel County Police about roving patrols to our beach area. A robust security camera system will give us a real time picture of illegal parking and folks at the beach after hours. Georgios believes that will provide the Board with the situational awareness to take certain actions without confrontations. The prices on the camera systems range from approximately \$3.5K to \$10K. We will also need to hook up electric and internet service. This set up will also allow us to identify, review, record, and provide local police with footage on any vandalism on security issues. Discussion of camera systems continued.

POOL: Crystal Monkman reported as follows:

1. Adult pool party is 8/1
2. Glow party is 8/22
3. Swim team is done for the season
4. Success on food trucks this year
5. Kids table to sell their wares successful
6. Committee meeting – no date for August yet.

BEACH: Geoff Werner reported as follows:

1. Pathway trimmed and weeding occurred
2. New volleyball net and new border ordered
3. Grills cleaned
4. Junk hauled away behind the shower
5. Playground permit approved
6. Metro (Playground contractor) good to go and possibly installing the 3rd week of September.
7. Focus now on wetlands permits
8. Beach Committee meeting – Tuesday, August 4, 7 pm
9. Beach Cleanup – Saturday, August 22, 11 am

ENVIRONMENTAL: Kevin Green mentioned bacteria levels at our beach and discussed signage. AA County DPW has a standing advisory to stay out of the water for two days after any rain event. If we make a sign, we should post AA County DPW's advisory – "AA County DPW advises no swimming 48 hours after a rain event". Discussion.

ANPF / QUIET WATERS PARK: Ray Sullivan reported on the Retreat at QWP, as follows:

Update – the DRP is proceeding with a design based on the masterplan. The DRP is currently waiting for the next submission from the consultant and will schedule the next public meeting shortly thereafter. This is moving along the lines of the stakeholder groups' recommendations. Funding for the design and construction was approved as part of the FY27 request.

SANDSPIT LIVING SHORELINE & BEACH DRIVE FLOATING KAYAK DOCK PROJECT: Steve Vanderbosch reported as follows:

Sand Spit Living Shoreline/Coastal Resiliency Project

The Sand Spit Living Shoreline/Coastal Resiliency Project appears to be thriving. Most of the high and low marsh grasses have survived and appear to be well-established.

About a half-dozen of the 36 shrubs planted on the berm near the entrance have died, and will be replaced this fall under warranty from RRG's nursery supplier.

ESA and ARF have determined that because the marsh grasses are well-established, most of the goose fencing may be removed. They recommend leaving a section of goose fencing nearest the jetty on the East end in place where there are some bare spots and struggling marsh grasses, which may need to be replanted or supplemented. We have agreed on removing the strings only but leaving the wooden fence posts in place for now in case re-fencing is needed.

ARF has funds available to hire a contractor, GreenLift, a Workforce Re-entry Training Contractor, to remove the string fencing and to weed the conservation plantings on the Sand Spit. We will be discussing details and scheduling the work with them.

HILLSMERE LIVING SHORELINE/COASTAL RESILIENCY PROJECT RIBBON CUTTING

The ceremonial Grand Opening/Ribbon Cutting is planned to occur on Thursday morning, September 10th, 2026, at 10:00 AM. Invitations have been sent to all funders and stakeholders and local elected representatives. All Hillsmere residents are invited to attend. A formal announcement, invitation and details will be published soon.

Beach Drive Floating Kayak Dock Project

The Floating Kayak Dock Project continues to be delayed by AACo permit requirements. Working with RKN Marine Permitting Services, we have filed a Revised Building Permit Application, Standard Grading Plan, Critical Area worksheets, Special Exception and Variance Letter of Explanation, and Proposed Conditions. AACo has advised HSIA needs a Special Exception for a Community Pier in a Residential Zone, and two Variances for lot size and sanitary facilities. We are awaiting a combined hearing on the Special Exception and Variance requests to be scheduled by AACo, which may take two months to schedule. The addition of two variances and increased AACo filing fees resulted in an increase of RKN costs by \$550.

On July 23, 2026, FTL Marine Construction advised that their current workload and project schedule will not allow FTL to take on this project, and they felt it best to decline the work at this time. We are pursuing further discussions with FTL, but may need to find another contractor for this Project. AACo will want a contractor identified before issuing a permit.

BYLAWS: Claire Corcoran mentioned that we need to revote on Bylaw changes to Article VII at the September 10 General meeting. We will also be voting on changes to Article IX and Articles I & II. Steve Vanderbosch went over the motions and the amendments to the articles for approval of the Board. Once approved, these will be presented to the membership at the September 10 General meeting.

Steve Vanderbosch moved the Board approve the following proposed amendments to the HSIA Bylaws and direct their publication in accordance with ARTICLE IX of the Bylaws, to include a special August edition of the Sea Breeze, for consideration and voting at the next General Meeting scheduled on September 10, 2026:

#1 Revisions to ARTICLE VII – BOARD NOMINATIONS, ELECTIONS AND APPOINTMENTS previously approved by the Board and considered and approved but not properly adopted by written ballot at the July 9, 2026, General Meeting.

#2 Clarifying revisions to ARTICLE IX – AMENDMENT OF THE BYLAWS identifying “Proposal Meetings” and “Voting Meetings” and specifying quorum requirements.

#3 Revisions to ARTICLE I - PREAMBLE, restating the authority, history and purpose of HSIA, and revisions to ARTICLE II – MEMBERSHIP, defining terms, specifying types and privileges of membership, enumerating voting rights of Corporate Members, and describing membership fees.

Helene Raven seconded the motion. Vote taken – unanimously approved.

NEW BUSINESS / OLD BUSINESS: None.

There being no further business, the meeting adjourned at 8:59 pm to go into closed session for a legal matter.

Respectfully submitted,

Jean Somers
Administrator, HSIA