

TOCCA Board Meeting Minutes  
Saturday, January 14, 2023 at 10:00 A.M.  
TOC Marina Clubhouse

The Board met at 10:00 a.m. Present were Board Members Ian Jones, Jack Wuerker and Vickey Testa. Eleven community members also joined the session. Meeting adjourned at 11:05.

**New Business:**

**HOA Reserve Study** - Ian reached out to a national company called SmartProperty to get an idea of what a HOA reserve study requires and approximate cost. The reserve study review committee will be having a conference call with the CEO to assess their qualifications and suitability for TOCCA and to have a template to work from when generating one for TOC.

**Review TOCCA Covenants and ByLaws** - 2017 is the latest versions of the TOCCA ByLaws and Covenants which are in the process of being updated. Vickey Testa and Bud Cass are the only remaining people from the original committee therefore, the Board is asking for volunteers to review the updated documents submitted by Vincent Dongarra of McAllister, DeTar, Showalter & Walker LLC law office located in Easton.

**Old Business:**

**Additional storage shed update** - The County requires a survey since the structure should be 100 feet from the water whereas this would set 90 feet. Lane Engineering completed the survey now waiting on the county permit.

**Tidal Wetlands Planning Grant Award**

Funding applications to National Fish and Wildlife Foundation and DNR's Chesapeake & Coastal are under review; Feedback expected by the end of Q1. Work is underway on the Marine and Building Permit Application to Talbot County, and construction drawings  
Feedback provided to DNR on plant schedules for meadow, non-tidal wetland, and sacrifice dunes to maintain low profile approach.

**Report from Operational Teams:**

**Clubhouse Operations** - Nothing to report at this time.

**Facilities Maintenance** - Nothing to report at this time.

**Grounds Committee**

TOC Facilities LLC - Nothing to report at this time.

TOCCA Common Areas - Nothing to report at this time

**Marina & Causeway Operations** – The committee will continue to monitor and repair as needed.

**Pool Operations & Maintenance** – No report at this time.

**TOCCA Finance Committee** – The Board appointed Ed Wienefeld as committee chair and Ed accepted. Ed comes highly qualified with an extensive background working as a senior financial analyst and also as a consultant.

**Treasurer's Report** – Received fifteen TOC Facilities LLC payments due January 31<sup>st</sup>, one TOCCA payment due June 2023 and one annual slip rental fee. The Board approved a debit card with Patrick and Barry's names as the only approval users, it will be utilized as small ticket items occur. Patrick will also be meeting with the accountant to go over what is needed to complete the taxes.

**Architectural Review Committee** – The ARC team is in the process of creating a Waterview Rule Document which will reference the TOCCA Covenants clarifying those views deemed protected. This document will be Board approved.

TOCCA Board Secretary,

Vickey Testa tedpcut@aol.com

For continuing TOCCA community updates click [www.mytocca.org](http://www.mytocca.org) email login member@mytocca.org password tilghman

Board President, Ian Jones ianvjones21@gmail.com Vice President, Jack Wuerker jackwuerker@gmail.com Treasurer, Patrick McAuliffe mcauliffe.patrick@gmail.com Member at Large, Richard Bogan rhbogan@gmail.com Secretary, Vickey Testa tedpcut@aol.com ARC Chair, Jade Banks jmbanks@verizon.net