

TOCCA Board Meeting Minutes
Saturday, February 11, 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, Richard Bogan and Vickey Testa. Two community members also joined the session. Meeting adjourned at 11:00.

New Business:

HOA Reserve Study - Ian will be reaching out to SmartProperty to set up a web conference for the Board, Finance Committee and the Reserve Study Review Committee to gather more specific information on how to go forward.

Review TOCCA Covenants and ByLaws - The TOCCA ByLaws and Covenants are in the process of being updated. Vickey Testa, Bud Cass and Ian Jones will review the updated documents that have been submitted by Vincent Dongarra. If anyone is interested in joining the review committee please contact Vickey, Bud or Ian.

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 Update

Funding applications to National Fish and Wildlife Foundation and DNR's Chesapeake & Coastal are under review; Based on a conversation with Nicole Carlozo at DNR, our application will be going through DNR's Board review process in March; announcements are expected in the April/May timeframe. Work continues on the Marine and Building Permit Application to Talbot County, and construction drawings.

Federal and State permit approvals are anticipated in the May/June time frame. A new grant solicitation was received from National Fish & Wildlife Foundation for grants under their Small Watershed Grant (SWG) and Watershed Investments for Landscape Defense Grants (WILD) programs. These programs are potential backup opportunities in the event funding is not received based on two applications submitted to date

Report from Operational Teams:

Clubhouse Operations - Please review the CPM Operations Policy & Procedures Guidelines when using the clubhouse, this document can be found on the website under TOCCA & TOC Facilities LLC Operation:

Members Use of the Clubhouse

There is no fee for Members sponsoring small-scale events and they must be present during the affair. Members will incur a charge of \$150 for an unscheduled cleaning if they do not clean up after usage.

Members Sponsoring Outside Groups

For all events being sponsored for outside groups, there must be at least one Member present at all times including the end-of-event lock-up and cleanup.

Deposits and Cleaning for Member's Special Events

A cleaning and security deposit of \$300 is required in advance. If Members plans to clean the facilities then the deposit will be returned within 3 days after a cleaning inspection and no damage was incurred. Deposit will be retained for cleaning and/or damage repairs.

As a friendly reminder those who use the clubhouse on a regular basis please make sure the tables are clean and floors are crumb free.

Facilities Maintenance – No report at this time.

Grounds Committee

TOC Facilities LLC – Aaron has cleaned out all the vines and overgrowth at the Northeast corner of the parking lot. He plans to fill in the washed out backfill behind the bulkhead on the eastern part of the island later this month and add to the riprap on the southern portion to replace rock which has shifted in the winter storms.

TOCCA Common Areas – The winter storms have eroded large portions of the shoreline along the wetlands which further supports the need to protect this area with grant support. The vegetation on the wetlands has been cut ready for new spring growth. The ditch has been cleaned out of all debris. This is an annual event performed in late winter. There was no evidence of any phragmites growing which is the result of a 10 year eradication campaign between TOCCA and Talbot County. Aaron will be milling the Leyland trunks on Island Club Preserve and place them on the southeastern corner of the walking path to mitigate this marshy area this month.

Marina & Causeway Operations – No report at this time.

Pool Operations & Maintenance – No report at this time.

TOCCA Finance Committee – No report at this time.

Treasurer's Report – No report at this time.

Architectural Review Committee – One issued has been resolved.

TOCCA Board Secretary,
Vickey Testa tedpcut@aol.com

For continuing TOCCA community updates click 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