

## TOCCA ANNUAL GENERAL MEETING MINUTES

Saturday, May 13, 2023 at 10:00 A.M.

TOC Marina Clubhouse

Present were Board Members Ian Jones, Jack Wuerker via phone, Patrick McAuliffe, Richard Bogan and Vickey Testa. Twenty four community members also joined the session. Meeting adjourned at noon.

**Call to Order** - President, Ian Jones, quorum established.

**Praise and Appreciation** - Ian Jones recognized all the volunteer committee members who diligently work providing expertise knowledge operating and maintaining the TOC Facilities.

**Opening & Association Overview** - Ian Jones recapped what has occurred to date since Avalon's divestment of all TOCCA prosperities (2018 - 2019). Detailed information can be found on the website under *TOCCA Business/Avalon (Lovell) Divestment of TOC Properties*.

**Welcome New TOC Residents** - Ian Jones welcomed and asked those new members attending to introduce themselves.

### **New Business:**

**Volunteer Cleanup Crew Behind the Preserve** - Patrick McAuliffe stated no movement yet, grants are being considered.

**HOA Reserve Study** - Ed Wienefeld researched and provided four different certified Maryland companies who provide HOA Studies. His recommendation is Property Diagnostics, Inc. with a cost study of \$2,800 for visual observation of TOC Facilities LLC. The Board unanimously voted yes. The study will be completed by the October 1<sup>st</sup> to meet the State deadline.

**Review TOCCA Covenants and By-Laws** - Ian Jones, Bud Cass and Vickey Testa are working with the community lawyer Vince Dongara to make sure we have properly documented all regulations before going to a community vote.

### **Old Business:**

**Clubhouse Renovation** - Tom King, Ian Jones a bid has been established for window replacement, new siding and railing repair surrounding the pool and second floor walkway which will hopefully begin in the fall of this year, 2023. The cost is \$180K with the Board adding a contingency of 10+% with the total cost not to exceed \$200K. The money will be taken from the \$500K provided by Avalon to cover deferred maintenance.

### **Tidal Wetlands Planning Grant Award – George Yurek**

Army Corp of Engineers and Maryland Department of the Environment are still pending but expected soon.

Talbot County Marine and Building permit application submitted; Talbot County waived \$75 application fee.

Applications to the National Fish and Wildlife Foundation and DNR's Chesapeake and Coastal Service are still under review with award decisions/announcements now expected in the May/June time frame. This is a delay from the April/May announcement expectation. Maryland's 2023 fiscal year ends on June 30, 2023, and that may serve as a deadline for funding decisions.

As a backup, a third application to the National Fish and Wildlife Foundation Small Watershed Grant was submitted on April 20th. This program utilizes National Infrastructure and Jobs Act funding and is capped at \$500,000.

All project documentation can be found on the TOCCA website under member interests. As always, I am happy to answer any questions or discuss status.  
geoyurek@gmail.com

### **Report from Operational Teams:**

#### **Clubhouse Operations – Susan Strohm Vickey Testa**

Due to the clubhouse booking Saturday, May 6<sup>th</sup> and the event moved to another location and failure to have it removed from the calendar has resulted in the following: A deposit of \$150.00 must be submitted before an all-day event is reflected on the calendar which will be returned if proper cancellation occurs or you provide your own cleaning. Please make checks payable to TOC Facilities LLC, remit to Susanne Strohm, Vickey Testa or Treasurer Patrick McAuliffe.

**Facilities Maintenance – Barry Andrews**, the shed may not be a possibility due to county regulations and permit requirements. Barry is asking to report any floating debris that may have broken away from the attenuator in order to remove the floating particles to prevent any damage.

**Grounds Committee – Ian Jones**, nothing in particular to be reported other than clean up and maintenance.

**Marina & Causeway Operations – Sharon Gamble** reported 23 slips rented so far, Tommy continue to gather additional rentals. Dock maintenance and repairs will continue as in the past. Also, if there are unused kayaks to please remove and store elsewhere to free up space for those who use them on a regular basis.

**Pool Operations & Maintenance – Susan Strohm**

The pool is officially scheduled to open Saturday, May 20, 2023, hours of operation 10:00 a.m. to 8:00 p.m. pending on Talbot County health department requirements that railing repairs are meet.

**TOCCA Finance Committee** – Ed Wienefeld, no report at this time.

**Treasurer’s Report:**

Patrick McAuliffe

**TOC Facilities LLC Financial**

9 lots have outstanding 2023 TOC Facilities assessments; 8 lots have been added from Trafalgar since the beginning of last year and several more are nearing completion. Budget updates from decisions made during the Annual Meeting will be reflected in the May Treasurers report.

**TOCCA Community Financial**

TOCCA Assessments are increasing to \$800, which will likely be the last increase for several years. The increase is due to rising costs of common services landscaping/mowing). Assessment statements will be sent at the end of the month.

**Architectural Review Committee:**

Jade Banks reported in **2022** a total of 18 requests, 13 proposals, 1 complaint, 4 notices sent, 16 closed and 2 pending. **2023** a total of 10 requests, 7 proposals, 2 notices, 1 advisory, and 10 closed, 2 carry overs from 2022 pending.

**Open discussion from the floor** – A few miscellaneous questions and answers.

**Nominations taken from the floor for the open Board position** – None.

**Results of Voting for one new Board member** – Vickey Testa will remain as secretary in addition all Board members will assume their same positions as in 2022.

**Closing** – Ian Jones thanked everyone for the attendance and input.

TOCCA Board Secretary, Vickey Testa [tedpcut@aol.com](mailto:tedpcut@aol.com)

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

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