

TOCCA Board Meeting Minutes  
Saturday, July 8, 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. Seventeen community members also joined the session. Meeting adjourned at 11:30 a.m.

**Praise and Appreciation** - To the Events Committee for organizing the very successful 3<sup>rd</sup> Annual Crab Feast held on Sunday July 2<sup>nd</sup> and including the non TOC slip holders. All the Operations Committees for their efforts in keeping TOCCA and TOC Facilities in good order and a special thanks to those community members pulling together after the storm helping one another and checking on their neighbor making sure they were okay.

**Note: Pet watering station** - Jade Banks and Mark Schultz live at the end of the Island Club Road cul-de-sac (aka TOC South). Since many dog walkers use the cul-de-sac as a turning-around point, Jade and Mark put a large bowl of water near their driveway so dogs can get some refreshment before heading back in this heat. If Jade/Mark are home, cool water will be in the bowl each evening. Cats are also welcome to enjoy a water break, there just don't seem to be many cats that let their humans take them for a walk.

**HOA Reserve Study** - Ed Wienefeld received the preliminary studies from Property Diagnostics to be evaluated. His plan is to meet with the TOCCA Budget Allocation & Fiscal Controls Committee, Board and all committee chairs review the documents and have a question and answer period to better understand them and make changes if necessary.

**Review TOCCA Covenants and By-Laws** - The proposed new document is similar to the 2017 document but is set up to be recorded in the Land Records and included recitals that the Board and Members will have formally adopted and approved by 2/3 of the Members. There are a number of updates in the addition to those made in 2017 based on changes to the law and TOCCA's circumstances outlined below:

**Article I, definition of Yacht Club.** This confirms that the Avalon Island facilities were acquired as Common Area, for which the HOA can levy assessments, which is clarified again in Article VIII, regarding assessments.

**Article II, Sections 26, 27, and 28 regarding signs.** These provisions allow for the flying of the US and Maryland Flags and the flags of other countries from poles and in sizes approved by the ARC but otherwise limit signs to only those approved and limits political signs to the minimum amount required by the Maryland Code. Specifically,

political signs may be displayed no more than 30 days prior to the election, removed within 7 days and there are specific restrictions on offensive signs, including “any minced oath or other reference to profanity or foul messages”.

**Article VI, Section 8, regarding Reserve Studies.** This provision incorporates the new requirements for a Reserve Study to be performed every 5 years. Also, provided that annual assessments for reserve funds shall be sufficient to meet the statutory requirements and that increases the annual assessment larger than 10% do not require 2/3 votes of the Members to the extent they are required to fund the amounts recommended by the Reserve Study (see Article VIII, Section 7.2 and 10).

### **Old Business:**

**Tidal Wetlands Planning Grant Award – George Yurek** The design phase of the project ends on August 31st at which time all project documentation is expected to be complete including Federal/State/Local permits and construction documentation. In conversations with funding partners this past week, it appears that the project is potentially positioned for funding with 30% of the funds sourced from DNR’s Chesapeake and Coastal Service and 70% from the National Fish & Wildlife Foundation (NFWF) Chesapeake Bay Program. The State funds have been allocated (not awarded) and \$20M in Federal infrastructure funds are anticipated to be received by NFWF prior to the end of the Federal fiscal year in September. If that occurs, the project may move into the contract stage with Talbot County as the grantee in a combined Federal/State set of grant contracts. If the Federal infrastructure funds are not allocated in the fiscal year ending in September, the project is likely to be deferred to 2024. 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. George

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

**Clubhouse Operations** – Fire extinguishers have been update along with all the EXIT signs and fire alarm system. A locked drop box is expected to be in placed outside the office this week for the purpose of dropping of various things such as assessment checks, TOC party invitations, etc. ***NO postal mail please!***

**Facilities Maintenance** – No report at this time.

**Grounds Committee** – Aaron Cumming has completed the storm cleanup.

**TOC Facilities LLC** – No report at this time.

**TOCCA Common Areas** – No report at this time.

**Marina & Causeway Operations** – Tommy Gamble has a total of 29 slips rented generating an additional 75k for the TOC Facilities.

**Pool Operations & Maintenance** – The solar cover is being repaired.

**Treasurer's Report:** Patrick McAuliffe

TOC Facilities LLC Financial – June report is posted on the website.

TOCCA Community Financial – June report is posted on the website.

**Architectural Review Committee:** Jade Banks – The ARC reported that it conducted site visits in response to concerns that were raised about obstructions to water views. The ARC observed bushes and other plantings that appear to interfere with other owners' view lines. These may be due to the robust growing season that has visited upon us again, this year. Or, merely an oversight. Whatever the case, the ARC wants to remind all owners of their obligation to maintain their backyard and natural zones in a way that doesn't impede the water views of others. All TOCCA I owners know that water views are nearly sacrosanct and many paid premiums to obtain them. Those owners with rights to water views are especially keen on maintaining those views, unobstructed to the extent allowed. So, please be kind and thoughtful to your neighbors and maintain your lot's backyard and natural zones in such a manner as to avoid encroaching on your neighbors' view lines.

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

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