

TOCCA Board Meeting Minutes
Saturday, August 12, 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. Twenty community members also joined the session. Meeting adjourned at 11:49 a.m.

Paddle Board Event Report - The event went according to plan from start to finish without major complications. TOC hosted 70 registered competitive boarders and approximately 30 additional people connected to the event, many expressed their gratitude for hosting such a beautiful location for the occasion. In addition, long time well respected TOCCA Members voiced favorable feedback.

HOA Reserve Study - Ed Wienefeld continues to work with Property Diagnostics to fine tune the reserve study for the marina. His goal is to avoid any assessments and to fund the reserves with annual dues increases in the standard 15% range for TOC Facilities LLC plus the addition of the excess of revenue from operations to the total.

Review TOCCA Covenants and By-Laws - A number of comments and concerns have been received from the homeowners. These have all been forwarded to the association lawyer for review with revision of the proposed Declarations to reflect these comments. The goal is to have a definitive document which is up to date, brings together in one place all the amendments which are scattered in the Talbot County records, removes all historical references which no longer apply and includes all new requirements as a result of changes in the law. The Declarations will be put to a vote of the membership once the document is finished but not before wide discussion and broad acceptance by the TOCCA membership.

Old Business:

Tidal Wetlands Planning Grant Award - George Yurek

Permits:

Maryland Department of Agriculture Talbot Soil Conservation District has approved the sediment and erosion control application.

Army Corp of Engineers received 13 comments as part of the public notice period.

One technical question required a response - how was sea level rise factored into the design? Answer - "sacrifice dunes" are specified to provide sewer system and private property protection from sea level rise over the next 30 years.

MDE will also require a public comment period separate from the USACE process. This is expected to start in August.

Final Federal/State permit approval is expected this fall. Once that is received, the Talbot Marine permit should be approved relatively quickly.

Funding:

Talbot County and TOCCA Resilient Green Infrastructure Implementation program has been identified for funding in the amount of \$433,363 or 30% of the total project budget. The program will be funded through the Resiliency through Restoration Initiative managed by DNR's Chesapeake & Coastal program; competitive grant award was based on partnership with Talbot County and comprehensive nature of the approach to community resiliency. The July 31st announcement of the award can be found at this link - [Maryland Awards \\$3 Million in Climate Resilience Grants to 13 Community Projects](#)

Before the project can proceed, funding for the remaining 70% of the project budget or \$979,000 is required. For this, our application is pending with the National Fish & Wildlife Foundation Chesapeake Bay Program. We expect a decision prior to the end of the Federal fiscal year in September. However, the decision may be deferred to the 2024 grant cycle.

Project timing:

From the point of permit application approval and funding contract completion, we will have 2 years to start construction. Based on the continued slow pace of the permit/funding process, and the requirement to use the Talbot County competitive bidding process, we will not be likely to be able to start construction until the fall of 2024. If the funding decision is deferred into 2024, it could be even longer.

Project team - Tommy Gamble has joined the project team and will have a hands-on role during the potential implementation phase of the project. Thanks Tommy!

Report from Operational Teams:

Clubhouse Operations - Only three security camera are working most likely damaged from the July 3rd storm. A bid has been solicited from Safe House for possible replacement of the camera system. All the required fire safety and monitoring equipment has been installed and was approved by the Fire Marshall after an on-site inspection. The clubhouse was approved for an 80 person occupancy on the second level.

Facilities Maintenance - No report at this time.

Grounds Committee - Some damage occurred to community trees including the loss of a red maple on the fence line. All the debris has been removed and the maple will be replaced in the fall.

TOC Facilities LLC - No report at this time.

TOCCA Common Areas - No report at this time.

Marina & Causeway Operations - The marina has 31 slips rented and has brought in over \$70k of income this year. We are in the process of getting permits to replace the wave attenuator with a jetty, dredge and replace B dock. The permitting process will take about a year.

Pool Operations & Maintenance – Operations Non TOC paying for slips and pool privileges, pool usage by those individuals and guests need to limit the number of guest they are allowed. TOCCA Members guests are to be accompanied by a TOCCA Member when using the clubhouse and pool. These topics will be up for discussion and decisions by the pool/clubhouse committees to present to the Board and hopefully, solutions in place for the 2024 season.

TOCCA Finance Committee - There will be a review of the updated reserve study Ed is in the process of generating and have in place by the October 1st due date.

Treasurer’s Report: Patrick McAuliffe

TOC Facilities LLC Financial - No report at this time.

TOCCA Community Financial - No report at this time.

Architectural Review Committee: Jade Banks - One site visit will be scheduled due to a view obstruction complaint within the horseshoe area.

TOCCA Board Secretary, Vickey Testa tedpcut@aol.com

For continuing TOCCA community updates click www.mytocca.org email login member@mytocca.org password tilghman

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