

TOCCA Board Meeting Minutes
Saturday, September 9, 2023 at 10:00 A.M.
TOC Marina Clubhouse

Note: A trial Zoom meeting was successfully conducted at the 9:00 a.m. Wetlands Update meeting on Saturday, September 9, 2023 with seven participants. Therefore, any future TOCCA meetings will be available via Zoom. The meetings will be managed by Ron Tipa, Chuck Robell and Sonya DeMarzo. There will be reminders on upcoming agendas and contact information in order to join the sessions.

The Board met at 10:00 a.m. Present were Board Members Ian Jones, Jack Wuerker, Richard Bogan and Vickey Testa. 16 community members also joined the session. Meeting adjourned at 11:34 a.m.

Praise and Appreciation – Ian Jones thanked all the volunteer committees but particularly the Pool and Marina Committees with all the hard work they perform during the summer to ensure we all have a good experience.

New Business:

HOA Reserve Study - Ed Wienefeld

Attached is the Final Reserve Studies for TOCCA and TOCCA Facilities. The TOCCA Entry calls for a reserve of \$2,000 per year and is no change from the prior version. The TOCCA Facilities yearly reserve was reduced from \$180,000 to \$100,000 due to removal of the Marina reserves. The Finance Committee recommends that the reserve report be accepted with the addition of a 15% increase for the next 3 years (2024-26) taking the annual dues for TOC Facilities LLC from \$1300 to \$1977.

The following resolution was proposed by Richard Bogan and seconded by Jack Wuerker:

The reserve study provided by Property Diagnostics is approved with a 15% increase in dues for TOC Facilities LLC of 15% for 3 years.

This was approved unanimously by the 4 Board Members present.

Review TOCCA Covenants and By-Laws – Ian Jones

The suggested changes and clarifications proposed by a number of homeowners were submitted to Vince Dongarra, the TOCCA lawyer, and he has incorporated these changes into the proposed replacement declarations. These will be submitted to TOCCA homeowners for their comment. Once it is clear that we have a complete and acceptable document then it will be presented to the homeowners and requiring a 2/3 majority approval (40/59) for passage.

Old Business:

Clubhouse Renovation - Tom King

Tom reached out to a total of six contractors three of which made contact with him and out of those three he choose Cooper since they followed his instruction to a T and their price was the most reasonable. The work will include siding, stair rails, removal of the awnings to be replaced at a later date if the Members choose to do so. The upstairs and pool railings replacement are pending due to further examination of what style and product. The ramp is also being looked at for repair or replacement.

Tidal Wetlands Planning Grant Award – George Yurek

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

Maryland Department of Environment issued a wetland license to TOCCA on 9/6/23 granting permission to proceed with the project.

Army Corp of Engineers permit is expected to follow soon along with Talbot County marine permits.

Informal feedback from regulators is that project is viewed very positively.

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 by DNR's Chesapeake & Coastal Section.

Our application is pending with the National Fish & Wildlife Foundation Chesapeake Bay Program. We were informed on 9/5 that while they expected decisions to be made in August, they are continuing to experience delays with their funding partners and will not have more information on timing until late October or early November. They also indicated that funding would not be available until 2024 at the earliest.

Project timing - Based on the delay in the NFWF funding process, we will not be likely to be able to start construction until the fall of 2024. If the funding decision is deferred later into 2024, it could be even longer.

All project documentation can be found on the TOCCA website under member interests TOC Island Club Preserve & TOC Wetlands. As always, I am happy to answer any questions or discuss status and thanks for your ongoing support of this important community initiative. George

Report from Operational Teams:

Clubhouse Operations – Susan Strohm

The pool will officially close Wednesday, September 13th, all furniture will be cleaned and stored at that time by the pool committee. Anyone who wishes to help, work begins at 10:00 a.m.

Event Committee – Susan Wienefeld

As you know the Labor Day cookout was a great success. Next event Sunday, October 8, 2023 – Chili and cookie bake off.

Facilities Maintenance – Barry Andrews

The clubhouse front steps now have solar lights leading to the landing.

Grounds Committee – Ian Jones

All debris from the storm has been cleaned up and the grounds pretty much back to normal. The damaged maple along the fence line will be replaced.

Marina & Causeway Operations – Tommy Gamble

It is likely that we will run out of slips next season, residents can reserve their slips in January while non-residents will reserve their slips in February. We continue to work with Lane Engineering to get a functional and affordable design to replace the wave attenuator. B dock's last four slips are beyond repair so we are looking to replace it also.

Pool Operations & Maintenance – Susan Strohm

The pool committee met to discuss the Non-TOC Slip lessees who also purchase pool privileges bringing a number of adult guest including children. Tommy Gamble has included these requests in the lease agreement.

TOCCA Finance Committee – Ed Wienefeld No report at this time.

Treasurer's Report - Patrick McAuliffe

Will start to build out the framework for next year's budget and incorporate the reserve funding requirements and also account for the maturation of the CD in April. I also want to let you all know that I have decided to step down from the board towards the end of the year due to increased commitments. I plan to wrap up this year's accounting components and have the budgets in place for next year. I am also reaching out to get a quote for having an outside organization manage the dues collection process and am going to discuss with the accountant how much it would cost to provide bookkeeping services in case those are options the board would want to pursue.

Architectural Review Committee – Jade Banks

Lot 21 has been approved for an unattached garage awaiting county permit. Lot 41 window replacement has been approved. View line obstructions from the top of Island Club residents was noted and two residents have been notified to trim back their plantings to the ARC Guideline's recommended heights. ARC requested that Lot #6 owners resubmit building plans that may have been revised to address survey deficiencies found.

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