

TOCCA Board Meeting Minutes
Saturday, November 11, 2023 at 10:00 A.M.
TOC Marina Clubhouse

The Board met at 10:00 a.m. Present were Board Members Ian Jones via phone, Jack Wuerker, Richard Bogan and Vickey Testa. Seven community members also joined the session. Meeting adjourned at 11:04 a.m.

New Business:

TOCCA Member Mike Flaherty through the Healthy Tilghman program will be sponsoring a 1K walk and a 5K run tentatively the morning of May 4, 2024 starting at TOC Clubhouse. Detailed information will be sent out prior to race day.

Open Meeting Frequency - Starting January 2024 we will conduct our meetings every other month rather than monthly with occasional Special Meetings as needed. Therefore, we will meet the second Saturday of the month at 10:00 a.m. January, March, May (AGM) July, September and November.

HOA Reserve Study - Ed Wienefeld reported the original three year period for HOA's to meet the requirements may be moved to five years since so many HOA's are having trouble getting financial requirements in order then it will be presented to the homeowners for passage.

Review TOCCA Covenants and By-Laws - Ian Jones - The suggested changes and clarifications proposed by a number of homeowners were submitted to the TOCCA lawyer to be incorporated in 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 - Continues and coming along nicely, several very positive comments regarding the contractor and his crew's integrity and the manner in which the clubhouse and grounds are left neat and tidy after their days work.

Tidal Wetlands Planning Grant Award - George Yurek

Permits - All Federal, State, and Local permit applications have been approved including The Army Corp of Engineers, Maryland Department of the Environment, Talbot County Soil Conservation District, and Talbot County Planning & Zoning Permits.

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 with the National Fish & Wildlife Foundation Chesapeake Bay Program is still pending and will not be available until 2024 at the earliest.

Design Phase – The design phase of the project is now complete with the 100% construction documents signed and sealed by the project engineer.

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.

In addition, the MDE permit will only allow construction between mid-October and mid-March ensuring that construction will not start until 10/24 at the earliest.

Project Poster Board – An October 2023 shoreline drone photo taken by Linh Nguyen has been added to the project poster board located at the yacht club. Shoreline erosion over the four-year period from the fall of 2019 through now can now be observed from an aerial perspective.

Project Team – Tom King has joined the team in an advisory capacity to help oversee the competitive bidding and contracting process. With Tom’s extensive experience in architecture and in construction contract management he will help to ensure TOCCA’s interests are protected during this process. Thanks Tom!

Project documentation as of November 2023 can be found on the TOCCA website under member interests. 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 – No report at this time.

Event Committee – No report at this time.

Facilities Maintenance – Due to three very unpleasant cleanups which took place in the men’s room reported by our cleaning lady cameras will be installed in the hall leading to both restrooms in order to monitor entering/exiting activity.

Grounds Committee – Ian Jones - Island Club Preserve continues to be cleaned up. The gravel path inside the tree line behind Preserve has been tidied up. The remaining daffodils bulbs will be planted within the next couple of weeks.

Marina & Causeway Operations – Tommy Gamble

We received the dredging and jetty permit dated October 30, 2023 and the Joint State and Federal Shore Application which can be found on the website page under *Member Interests/TOCCA & TOC Facilities LLC Operations*

Pool Operations & Maintenance – No report at this time.

TOCCA Finance Committee – Will be meeting in a month or so to review and finalize the 2024 budget. They are also looking into using a professional accounting service that caters to HOA's to manage TOCCA and TOC Facilities notices, collections etc.

Treasurer's Report – January/October 2023 TOC Facilities LLC and TOCCA
Treasurer's reports are posted on the website.

Architectural Review Committee – Jade Banks - Solar panels have been approved for the new home under construction on Lot 71.

TOCCA Board Secretary, Vickey Testa tedpcut@aol.com

For continuing TOCCA community updates click www.mytocca.org email
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