

TOCCA Board Meeting Minutes
Saturday, December 9, 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 via Zoom, Richard Bogan and Vickey Testa. Ten community members also joined the session, three via Zoom. Meeting adjourned at 11:30 a.m.

Praise and Appreciation – Ian Jones spoke very highly of the first responders who located him with the help of three neighbors in the wooded area behind The Island Club Preserve. He fell and broke his hip while attempting to clear the path of a fallen tree. Their actions deserve applause and how lucky we are to have emergency assistance at the Tilghman Island Volunteer Fire Company 7x24x365.

New Business:

Approval of lease agreement for 21383 Ferry Landing Road – The Board approved the lease agreement for a one year term and thanked homeowner Dwight Cates for attending the meeting and providing very positive information about the agreement, property maintenance and tenants.

HOA Reserve Study – Became effective October 1, 2023 for all Maryland HOA's however, more extensive details needs to be worked out due to the newness of the law and could take the state up to five years of preparation before it is fully effective.

Review TOCCA Covenants and By-Laws – No report at this time.

Old Business:

Clubhouse Renovation – Has been underway and continues to go forward. The next step is to review two proposals for the clubhouse railings and pool fence then proceed with repairs or replacements.

Tidal Wetlands Planning Grant Award – George Yurek 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. The grant contract is being finalized with Talbot County.

We have been informed by the National Fish & Wildlife Foundation Chesapeake Bay Program that proposals that received competitive scores during the 2023 review are now being considered for funding. The Talbot/TOCCA project has been scored as one of the competitive proposals. As part of this process, we have been asked to update our proposal and expect to receive final feedback in Q1 of 2024. If awarded, the \$979,267 grant award will complete funding for the project.

Project Timing

The MDE permit for the project will only allow construction between mid-October and mid-March ensuring that construction will not start until 10/24 at the earliest. Pending timing on completion of grant contracts with Talbot County and a rigorous competitive bidding process, the project may not be able to start until 10/25 with completion in Q1 20226

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 - Barry Andrews. Reference Clubhouse Renovation under Old Business.

Grounds Committee - Ian Jones. The red maple damaged in the July wind event has been removed and replaced.

Marina & Causeway Operations - Tommy Gamble. The Board approved the 2024 slip rates for Residents and Non-Residents please see attached. Also attached is a notice from the marina committee regarding 2024 slip availability.

Pool Operations & Maintenance - No report at this time.

TOCCA Finance Committee - Ed Wienefeld decided to step down as chair therefore, if someone is willing to take the open post please contact the Board.

Treasurer's Report - Patrick McAuliffe

The November 2023 TOC Facilities LLC and TOCCA Treasurer's report are posted on the website. TOC FY 2024 Facilities LLC Budget Report and TOCCA FY 2024 Budget Report are also posted under Financials & Budgets.

The TOCCA and TOC Facilities LLC 2024 budgets were formally approved by the Board

Architectural Review Committee - No report at this time.

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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