

TOCCA Board Meeting Minutes
Saturday, January 13, 2024 at 10:00 A.M.
TOC Marina Clubhouse

Reminder the next Board Meeting will meet Saturday, March 9, 2024 at 10:00 a.m. The Board met at 10:00 a.m. Present were Board Members Ian Jones, Jack Wuerker via phone, Patrick McAuliffe, Richard Bogan and Vickey Testa. Seven community members also joined the session. Meeting adjourned at 11:30 a.m.

New Business:

Clubhouse and Pool Railings. The pool fencing was approved to be replaced by the opening of the 2024 season due to county health regulations. The Clubhouse railings needs further discussion on how to proceed with either repairs or replacement.

TOCCA & TOCCA II Directory. The directory is for internal use only. Any contact information shall not be used for personal business solicitation or to publicly challenge Board discussions or decisions.

HOA Reserve Study. Due to these circumstances TOCCA will have the study in place and in good order.

Note: As reported in the December minutes:

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. Vince Dongarra continues to review TOCCA Member's concerns, sadly the project was put on hold due to accusations by some member against the Board. However, the project will resume and please be reminded if you have issues they should be directed to any Board member or preferably at the regularly scheduled meetings.

Old Business:

Clubhouse Renovation. Has been underway and continues to go forward and should be completed soon.

Tidal Wetlands Planning Grant Award.

Funding

The National Fish & Wildlife funding decision is still pending. We expect to receive final feedback during Q1. 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. The current plan is to start construction in October 2024. This will require completion of grant contracts with Talbot County and a rigorous competitive bidding process. If this timeline cannot be met, the project will likely be delayed starting in October 2025. The project budget includes funds for our project engineer (Bayland Consultants and Designers) to provide professional services to manage the competitive bidding process and to provide construction management services. Both items will help to ensure that the project is built according to all design specifications, in a timely manner, and within budget.

January 9, 2024, Storm Event

Attached are some photos of the 1/9/24 storm event showing during and after impacts along with an annotated view of how the \$1.4 M shoreline project will provide protection against future storms. Thanks to Joe, Lynn, and Richard for the photos! Project documentation as of December 2023 can be found on the TOCCA website under member interests including an update to the Project Details and Strategy write-up. As always, I am happy to answer any questions or discuss status and thanks for your ongoing support of this important community initiative. George geoyurek@gmail.com

Report from Operational Teams:

Clubhouse Operations - Open Chair, Pamela Price has expressed an interest, thank you Pamela. To book clubhouse events please contact Susan Strohm strohmfamily4@gmail.com or Vickey Testa tedpcut@aol.com

Event Committee - Chair has been filled by Jana Howe, thank you Jana.

Facilities Maintenance. No report at this time.

Grounds Committee. Aaron Cummings continues to maintain and repair any areas which resulted in any recent storm damage. In addition, the Island Club Preserve has been cut back and Arron will continue to do so.

Marina & Causeway Operations. The committee met with contractors last month to clean up bids to replace B dock. They originally got a quote from Meeco for a new dock that's finger peers are 10' shorter because most of the boats on B dock are small. It turns out that it's going to be cheaper to make the dock the same size so they can leave in the pilings between the peers. They are still going to have to remove all the pilings that go through the dock. They will need to get contractors to run the electricity, potable water system and fire suppression system on the new dock.

Pool Operations & Maintenance. No report at this time. Open Committed Chair. If anyone is interested please contact a Board member.

TOCCA Finance Committee – Open Committee Chair. If anyone is interested please contact a Board member.

Treasurer’s Report. There are three lots with extensive overdue assessment payments. TOCCA II, Phase I Lots 3 and 4, TOCCA Lot 54. Course of action will be put into place and those owner’s will be notified.

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.

Architectural Review Committee. Lot #6 owners have submitted plans that have been acknowledged and will be reviewed by the ARC.

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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