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

The Board met at 10:00 a.m. Present were Board Members Jack Wuerker, Chad Holliday, Jade Banks and Vickey Testa. Twenty seven community members also joined the session. Meeting adjourned at 11:30 a.m. Next scheduled meeting is Saturday, November 8, 2025.

New Business:
Ginny Cornwell presented the idea of Tilghman-On-Chesapeake logo shirts which was well received by the Board and all Members in attendance. If anyone is interested in more information or to place orders please contact Ginny at **tomandginny@verizon.net** or 443.786.0761

A number of TOCCA II residents indicated that TOCCA II would like to have a formal role in decision making that pertains to TOC Facilities LLC. A discussion ensued during which all TOCCA II residents in attendance were given the opportunity to express their views. After the public portion of the Board of Directors Meeting was adjourned, an executive meeting of Board Members was held, and it was agreed that TOC would be open to discussing ways in which TOCCA II might be more involved with decisions made by TOC Facilities LLC by meeting with official representatives of TOCCA II once representatives of TOCCA II have been selected by that community. Once TOCCA II has duly appointed representatives, whether selected in an unofficial manner by the community as a whole or by a TOCCA II board of directors following a turnover of the community by Gemcraft, the TOC Board would be amenable to a meeting with those TOCCA II representatives to discuss how and to what extent TOCCA II can be involved in the decision making process for TOC Facilities LLC.

Old Business:
Review TOCCA Covenants and By-Laws – Ian Jones No update at this time.

Tidal Wetlands Planning Grant Award – George Yurek. After six years of planning, grant writing, designing, permitting, community voting, and competitive bidding, construction on the TOCCA shoreline initiative will begin in October.

This will be a major 6 month construction project for the community involving over 2,200 tons of stone, 60 oyster breaks, over 4,000 tons sand, and thousands of plants.

A recap of the project scope, list of project participants with roles, and a high level review of what to expect during construction was reviewed. Poster boards providing an overview of project scope and the construction process are located at the yacht club.

Once construction starts, regular updates will be provided to the community. If you have any questions or comments during the construction process, please reach out to shoreline team members – Ian Jones, George Yurek, Tommy Gamble, Barry Andrews and Tom King.

Report from Operational Teams:

Clubhouse Operations – Pamela Price. The clubhouse had a very busy year which all went very well. The website calendar reflects all activities therefore, please contact Pamela or her committee members in order to reserve its use.

Event Committee – Nick Romano. Labor Day picnic went very well. We had 45 people attend with most bringing delicious sides and desserts. The next event will be the Chili cook-off and cookie baking contest scheduled for **Sunday September 21st @ 4pm in the clubhouse.**

I would like to make mention of a potential issue with the walkway near the BBQ. The stone pavers are being pushed up by the tree roots which are also causing some to break. I noticed some of our members coming close to tripping on them at the Labor Day party. I think it would be in our best interest to look into fixing this issue as this is a well-traveled area and a large gathering area for the events as we serve the food there.

Facilities Maintenance – Barry Andrews. A leak was noticed in the office ceiling which Barry investigated and cleaned however, could not locate the source. Tom King was able to contact Jim Cooper who will be able to investigate further and repair. The pump house station and free standing shed need new roofs. It may be wiser to replace the shed rather repairing it?

Grounds Committee – Ian Jones. No report at this time.

Marina & Causeway Operations – Tommy Gamble. Upcoming Projects:

- Enclose the electrical transformers on three sides and add a roof to help protect the components from salt water spray.
- Start replacing the copper caps on the pilings, we will start with the ones that have large holes in them. This will be a long term project
- Meet in October to set pricing for next year.

We are still waiting for a permit to replace the wave attenuator with a timber jetty. The permit will also include dredging the marina but they do not need to be done at the same time. The permit will be good for three years.

Pool Operations & Maintenance – Mark Churchill. The pool season was very successful and enjoyed by everyone. A decision to leave the pool furniture out was made so Members would be able to enjoy it further if they choose to visit.

TOCCA Finance Committee – Patrick McAuliffe. No report at this time.

Treasurer's Report – Chad Holliday. TOC Community Association is in excellent financial position for the first 8 months with over $105,000 on hand. A few members have not paid their 2025 dues. We would appreciate these being paid by the end of September. Contact Patrick if you have any questions about your account.

TOC Facilities is having a great year with the Marina sold out and generating over $107,000 in Marina income. We repaid $100,000 of our $375,000 in member loans. We appreciate 3 members volunteering to be paid off early. Complete financial statements through August 31, 2025, are attached.

We request all committees to submit their proposed 2026 budgets to Patrick by October 15, 2025. The final 2026 budgets will be approved at the November 2025 board meeting.

We highly appreciate the excellent service of all our committees that make our community a success. In addition, we compliment Mark Churchill and the Pool Committee on the outstanding budget for 2025 and delivery of the pool season slightly under budget. Any committees that would like to improve their budgeting process, suggest you contact Mark.

Architectural Review Committee – Jade Banks. We have updates on 2 construction projects: The renovations at Lot #6 (Island Club Road) are expected to wind down in the coming weeks, with all construction equipment and contractors off-site by early October. The new construction on Lot #44 (Ferry Landing Road) has begun and is expected to continue, without disruption, to completion.

TOCCA Board Secretary, Vickey Testa tedpcut@aol.com
For continuing TOCCA community updates click www.mytocca.org email login member@mytocca.org password tilghman

Board President, Ian Jones ianvjones21@gmail.com Vice President, Jack Wuerker jackwuerker@gmail.com Treasurer, Chad Holliday chadholliday@hotmail.com Member at Large, Jade Banks jmbanks@verizon.net ARC Chair, Jade Banks jmbanks@verizon.net