



Photo by Ginny Cornwell

TOCCA Board Meeting Minutes
Saturday, July 11, 2026 at 10:00 A.M.
TOC Marina Clubhouse

The Board met at 10:00 a.m. Present were Board Members Ian Jones, Jack Wuerker, Chad Holliday, Jade Banks per phone and Vickey Testa. Several community members also attended the session. Meeting adjourned at 11:50 a.m. Next scheduled meeting is Saturday, September 12, 2026

Note: TOC Apparel is still being ordered. There are two belts still available as well as a couple of boat flags; all key fobs are sold but I will order more if there is interest. We have raised a significant amount of money which goes toward the repair of the attenuator. Many thanks to those who have ordered. Keep the orders coming. Just give Ginny a call on 443.786.0761

Praise and Appreciation – Ian Jones. Ian thanked Nick Romano for his organization skills in pulling the 4th of July picnic celebration together with such. He also commented on what a great job the pool committee has done in addition thanking George Yurek for getting the wetland grant, following it through and keeping the community well informed during the process.

New Business:

Trash Disposal for Part Time Residents. The Board adopted a resolution (TOCCA #26-06) under which the Board permits part-time residents to utilize the Marina trash receptacles to dispose of trash. The resolution passed unanimously.

“Members Only signs” At the Beginning of the Common Areas – Concerns have been expressed about non-residents walking dogs on community property and not collecting their dog’s feces or allowing them to urinate on resident’s properties. It was the general view that we should not put up “Members Only” signs but to have the President speak to offenders when they are identified and continue to monitor the situation.

Report from Operational Teams:

Clubhouse Operations Pamela Price - The annual service of the fire extinguishers was completed by Patchett’s Prevention Services on June 25, 2026. Additionally, I would like to extend a special thank you to Ginny Cornwell for decorating the Clubhouse and to Tom Cornwell for his meticulous work grooming the front lawn. We appreciate your efforts in keeping our community looking its best.

Event Committee Nick Romano - Next event. Labor Day Picnic at the Clubhouse Sunday September 6, 2026 at 4:00 p.m.

Facilities Maintenance & Marina & Causeway Operations Tommy Gamble – Projects recently completed:

The Boardwalk:

Replacing the first section of the boardwalk went very well. The stringers were in better shape than I expected and the job went smoothly. I had a great crew of Roger P, Joe L, John S, Mark C, and Hunter. Please take a look at it and thank the volunteers.

Going forward we can have a contractor complete the project or we can do it ourselves. I estimate the material cost to be between \$22,000 and \$28,000. A reasonable contractor price would probably be between \$40,000 and \$50,000.

We are planning a work party weekend to replace the first 200’ section of the 600’ boardwalk on September 26th. More details of the work party will come out in a separate letter.

East Dock:

The stringer between E18 and E20 is split where a cleat was installed. Splits in these locations resulted in the demise of B dock. We were able to lag a 2”x10”x16’ onto it and find enough solid wood to keep it structurally sound.

Going forward we will need to assess the condition of East dock every March to determine if the dock will be sound for two more seasons. If we determine it will not make it two more seasons, we will need to order a new dock, get permitting, get financing and contract the installation, plumbing and electrical. Other than the financing, I should be able to get everything lined up to install a new dock by the next winter.

Volunteers on this dock construction were Joe L, Tom U and Jake G. When you get a chance, check out the work and thank them.

Upcoming projects:

The Sheds:

We will be roofing the sheds this Tuesday and Wednesday morning. Stop by and help out if you would like.

Grounds Committee Ian Jones – The walking path through the Wetlands is gradually improving with mowing and this will continue to be monitored and improved. The circular walking path in the Island Club Preserve is mowed regularly and is easy to walk on. This path is going to be connected to the Woodland Path to avoid having to walk down the Sack's driveway. The Woodland path will also be maintained with regular debris removal.

The Red Maple at the south eastern end of the entryway will be replaced probably in the fall since half of it has died.

Pool Operations & Maintenance Mark Churchill – Everything is in order. The pools is well used and appreciated.

Chad Holliday - Report from Governance/management committee work to suggest a better process for TOC Facilities where all paying members have a voice and we effectively accomplish our goals. The committee will make a proposal at the Sept. board meeting. Members include Brian Stone, John Flippini, Bea Swanson, Teressa Urban, Jack Wuerker, Joe Larrick and Chad Holliday.

Treasurer's Report Chad Holliday – We had strong First Half 2026 performance in TOCCA and TOC Facilities. Thanks to all the volunteers, Committees and Committee Chairs for the outstanding work. Comments:

- TOCCA increased its cash by \$14, 670 in the last year. We now have \$92, 230 funds on hand. As we do our planning for 2027, we should consider a modest dues reduction.
- TOC Facilities had net income of \$199,000 compared with \$161,000 for the same period last year. Due to outstanding pool and marina management along with increase income from added new members (more homeowners).
- TOC Facilities cost was under great control with total first half 2026 expenses equal to 2025, overcoming inflation.
- TOC Facilities paid back \$200,000 of member loans in the past 12 months and anticipate being debt free by year end 2026!

We discussed improving our accounting system to make it easier to use and timelier in making information available to member and committee leaders. A proposal for this improvement will be reviewed by the board in September.

We also discussed the value of creating a new 5-year plan for TOC Facilities LLC that could include how we pay for needed marina improvements including East dock and wave attenuator replacement. The idea is to encourage all members to participate in the planning process, so we create the community our members want. A final decision on the plan will be made in September. If we undertake this planning process, it is anticipated we will be complete by July 2027.

Architectural Review Committee Jade Banks – 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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