

TOCCA Board Meeting Minutes
Saturday, September 12, 2026 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, Chad Holliday, Jade Banks and Vickey Testa. Twenty one community members also attended the session. Meeting adjourned at 11:25 a.m. Next scheduled meeting is Saturday, November 14, 2026

Praise and Appreciation – Goes to Ginny Cornwell. Several community members commented on how beautiful the pool deck flowers were and how well-kept they were throughout this season.

New Business: Proposal for removal of the existing and deteriorating wave attenuator and the installation of a new timber jetty. See Tommy Gamble's full report below.

There were three proposals adapted by the Board which will be published at a later date.

Old Business: Report from Governance/management committee by Chad Holliday. Better process for TOC Facilities operations where all paying member have a voice and all goals are effectively accomplished.

The special committee on TOC Facilities Governance described their work including many areas of strong alignment. As the committee started anticipating future issues, questions on the details of our formation documents and TOCCA 2 not having formal documents developed, slowing our progress. We will have a report at the November board meeting.

As a result of the receipt of the Island Marine proposal and the need to effectively manage the execution of the jetty project, Chad has come up with the following interim plan:

The TOCCA Board established a Facilities advisory board, chaired by Tommy, to support marina projects and Facilities LLC governance.

Financing the new timber jetty.

After considering several other approaches, we recommend using member loans as we did with West Dock. We will have the same terms and 6% interest rate as West Dock. All members who would like to make loans or have questions inform Chad (ChadHolliday@hotmail.com) of your interest by Oct.1, 2026 with the amount. The minimum loan will be \$20,000. We expect to have total loans of about \$200,000. We will need to fund the loans between January and March 2027. They will be repaid with interest within 5 years.

Report from Operational Teams:

Clubhouse Operations Pamela Price - Everything has been running smoothly therefore, no report at this time.

Event Committee Nick Romano - Nick will have a new Event Schedule ready to be published sometime this week.

Facilities Maintenance & Marina & Causeway Operations Tommy Gamble -
Community Day: On October 10th we will be having a community work and party day. We plan to replace about 200' of the boardwalk, paint the two sheds and have a party. A reminder email will be sent out on October 1st.

Timber Jetty: We received permits from the state and Corps to replace the wave attenuator with a timber jetty. The permit also includes dredging. We should get the county permit in about a month. Island Marine Construction has given us a price of \$335k to remove the wave attenuator and build the timber jetty. A separate company will be removing the old wave attenuator but the \$335k include the cost of removal. We hope to begin the project in March and it will take about a month to complete.

General Island Maintenance: A wonderful group of volunteers has been meeting almost every week to prepare for community day, change light bulbs, clean up pilings and other random stuff. The weekday volunteers include Joe L, John S and Mark C. We hired Hunter Daisey as a part time handyman and that has been working out splendidly. I would like to thank the many people that have offered to help out, it's been very encouraging for me.

Grounds Committee Ian Jones - The Wetlands Restoration project has been completed by the contractor. There will be a ribbon cutting ceremony in October (date to be determined).

There are still challenges with weeds in the planted areas and cutting of the whole area is difficult with the wet ground and also the deep sand on the path to Denny's bench. We anticipate solving this problem in the next few months. Drainage from the Runway is pooling at the western edge of the berm and will require some additional contouring to allow flow into the drainage inlet.

Pool Operations & Maintenance Mark Churchill - Everything is in order. The pools is well used and appreciated and due to close Monday September 14th however, the pool furniture will remain in place for further enjoyment weather permitting.

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.

Treasurer's Report Chad Holliday - We will have the next full report with IIIQ 2026 results at the November board meeting. We continue on track to finish the year on budget.

We will shift more of the accounting work to our CPA firm over the next 3 months. This is to better balance the workload and take advantage of their systems' capability. We will communicate specific changes as they are implemented.

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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