

April General Meeting Minutes (Thursday, 27th, 7:00 PM)

32 ppl in attendance

Item	Time
<p>Treasurer's Report: Nov.2022 Minutes Read:</p> <p>Introduction of the 2023 BOG: President: Patrick Hall Acting VP: Open Position Treas: Paul White Sec: Rachael Acevedo <u>Gov:</u> Kim Roy (Not Present) Will Carr Paul White Joni Laycook: Communications Chair Paul O'Hearn: Property Maintenance Chair Open: Social Chair Rose Aiello: External Affairs Chair (Not Present) Stephanie Mazur-Riggs: Membership Chair Open BOG Position</p>	<p>Discussion on how 2022 expenditures should be noted on the report. The following edits were requested to the report:</p> <ol style="list-style-type: none"> 1- Move cost for Port A Port to 2022 2- Revenue for Membership, Pavilion Rentals, and Kayaks to be updated. <p>Current Annual Expenditures for CAP:</p> <ol style="list-style-type: none"> 1- Utilities 2- Port A Port Rental for Summer 3- (2) New Portable Street Signage <p>Need to update the website with the Current 2023 Budget Reports</p>
<p>Committee Reports:</p> <ol style="list-style-type: none"> 1. Membership 2. Social 3. Property Maintenance 4. External Affairs 5. Communications 	<ol style="list-style-type: none"> 1. Membership Dues are due May 1st, 2023. There was discussion on current membership being so low and not being able to host a proper vote on current outstanding items. Per bylaws, Membership dues are due on February 1st. Voting ability is suspended until dues are reconciled, in which case voting rights will resume. 2. You must rent a space to store your kayak. Details were included with the Newsletter sent out last week & posted on the CAP website. We will also post on the FB Group page. Kayak slots are sold out and a waitlist has ensued.

3. **BEACH WORKDAY** is scheduled for May 6th. There is excess mulch for this event. BRING TOOLS. **Hoping to replace the basketball backboards. VOTE WAS POSTPONED**

Goals for the day:

- a. Stain Dock
 - b. Mulch the playground.
 - c. Repair and install Dock ladders.
 - d. Build Out the Kayak Racks
 - e. Plant Flowers around the beach sign
 - f. Paint curbs
 - g. Rack out the sand on the beach.
4. Discussion about why we can't hire the maintenance company to do some of this work has been brought up. Members would like the board to investigate this again. The BOD is currently looking for new companies to do the neighborhood maintenance. The current company has many communication issues.
5. Individual rental slots will be built and numbered for the kayak's rentals. All kayaks that have not paid for a rental space will be removed from the racks and left out to be claimed.
6. Water testing is arranged. Dumpster days are scheduled for Sept 6 - 8th and there will be a specific protocol followed for anyone participating. Mosquito spraying TBD.
7. A Facebook page has been added for the BOD & community members to have another place to communicate pertinent information with each other. Current comms include email, street signage, handouts, website (in the process of being updated,) and Private Members-Only Facebook Page.

PAY DUES ONLINE ON THE WEBSITE; the

	glitch in the credit card payment is fixed. The newsletters and emails for events have been sent to membership.
Old Business	NONE
New Business:	<ol style="list-style-type: none"> 1. CAP would like to replace the basketball backboards. The cost is \$1K per backboard. VOTING POSTPONED UNTIL JUNE 2. Membership: You can now pay for your kayak rental space on the website as the same time you pay your dues. This year, please contact AnnMarie Mack 410-703-6957 for pavilion rentals. 3. CAP is proposing the sale of a community owned property currently to finance the rebuilding of the Beach Pavilion. Initial RFI estimate rebuild costs to be upwards toward \$130K. We do not have enough of a balance to cover this cost. Pending the approval of the sale by the community we will solicit interested buyers from our current membership first. VOTING POSTPONED UNTIL JUNE <ol style="list-style-type: none"> a) suggested search of all the deeds to the community be reviewed to see if there's language that prevents the sale of the proposed land. b) Suggestion to service the current pavilion with repairs to gables, roof, columns. c) Suggestion to research loan options available 4. BOD currently has no one available to consistently update and manage the website. We are actively looking for companies to rebuild the site onto WordPress and then manage the site including payment and calendar updates. An online household directory has been requested for the website (Does inclusion to this

	<p>directory need to be approved for each member?)</p> <ol style="list-style-type: none"> 5. As of 4/27, the current membership is 23. Annual membership is usually around 88. All Voting will be rescheduled for June 22, 2023. 6. Request for a new community project to upgrade the Neighborhood Entrance and incorporate Native plants at the entrance. There are Grants available to finance this project for up to \$2K. Application is required. BOD requested to have a plan to remove current invasive plants and have a new plan for updates. Cost to CAP is a question (include. Non-plant materials, labor (community,) tree removal.) 7. Alternatives to be researched for another method to finance the rebuild of the Beach Pavilion. 8. Members are requesting overcommunication as a method to build trust and attract new membership.
Open discussion	Unallocated

Total Scheduled Time: concluded 8:06pm