

April 2026 General Meeting Minutes (Thursday, April 16th, 7:00 PM) 21 Households represented.

Item	Time
Treasurer's Report: Approve Report	5 Minutes. Approved. Unanimously
Committee Reports: <ol style="list-style-type: none"> 1. Membership 2. Social 3. Property Maintenance 4. External Governmental Affairs 5. Communications 	<ol style="list-style-type: none"> 1. Membership standing is currently at 67. You must be a member to use the boat ramp, kayak slips, or rent the pavilion. 2. Front Entrance- Clean up- April 18th. Beach Clean up- May 2nd at 9 am or (raindate May 9th); 3rd Friday of the Month- Informal Pavilion Gathering: May 25th- Open to everyone. Mid-June community party (informal); and July 3rd- CAP-sponsored event. 3. The list will be published for the beach clean-up shortly, and in time for May. Please bring tools, wheelbarrows, edging materials, paint brushes, and gardening tools if possible. 4. N/a <p>The Preserve at Eisenhower GC (Formerly Eisenhower GC) is building a new clubhouse. Est. completion Fall 2026. Expect construction activity and associated vehicles from 7 am to 5 pm.</p> <ol style="list-style-type: none"> 5. Thank you to Ciara for creating/distributing the newsletter.
Old Business: <ol style="list-style-type: none"> 1. Lawn Contract 	<ol style="list-style-type: none"> 1. Decided upon a new lawn service for the beach and playground.
New Business: <ol style="list-style-type: none"> 1. Access Money 	<ol style="list-style-type: none"> 1. Suggested to move money into an

- 2. Pavillion
- 3. Beach Management- Community Effort

interest-bearing account.

2. Proposing a new structure that will last a new lifetime, 25+ years. The current structure is 44 years old and has exceeded its lifecycle.

After the lot sale in 2025, the Community is in a strong financial position to complete this project responsibly.

Outline the process: Community vote to move forward with the project; then work on getting accurate pricing & drawings to submit for the permitting process for the county, then decide on all design & function details at the next General CAP Membership meeting, in June. Permits will be required first in order to understand what conditions are required for the design progress. Sept 2026 will be the target date to move forward with the build process. The construction oversight team will be decided at a later time, before construction.

We will consider these questions for another meeting:

- For the kits that have been explored, will they utilize the helical piers to reduce the weight volume of the concrete slab?
- Will there be concessions allowed by the Critical Area to make changes to the design of the pavilion?
- Current kit materials will utilize hemlock posts and incorporate standoffs to protect from future water damage.

If we can vote on 4/23, then we can expect for a schedule- Sept: Demo, and foundation; Oct: Electrical and Construction.

The 4/23/26 at 7 pm In-person Vote: a.

	<p>Move forward with the new pavilion project; b. Final design choice on roof (Open gable or Hip Roof), c. Approval for sourcing contracts, and permitting to begin.</p> <p>3. Beach Community Watch for Summer Usage. **Carried over from last year.</p> <p>If you see individuals who are littering, engaging in indecent exposure, public intoxication, or impaired driving, please let the CAP board know immediately or call 311 to report the incident. DO NOT ATTEMPT TO APPROACH THESE INDIVIDUALS YOURSELF. All of these actions are fineable and punishable offenses under Maryland Laws and Statutes.</p> <p>If you see something, say something.</p>
Open discussion	Unallocated

Total Scheduled Time: 60 minutes