

June 2026 General Meeting Minutes (Thursday, June 18th, 7:00 PM) 13 Households represented.

Item	Time
Treasurer's Report: Approve Report	5 Minutes. Approved. Unanimously
Committee Reports: 1. Membership 2. Social 3. Property Maintenance 4. External Governmental Affairs 5. Communications	1. Membership standing is currently at 86. Kayak spots are full at 30/30. 8 Pavilion rentals on the books, and rentals will be allowed throughout the season. 2. July 3rd- CAP-sponsored event. Fireworks and Cookout. BYOB & a dish to share. Starts at 5 pm. 3. N/a 4. Started water quality testing for the county and posted on the Website. Last test was on the 9th, and it was 1. 3-1-1 submitted to clean up the sides of the roads. Paving on Generals Hwy is being done at night. Primary voting is on June 23rd. The Dunkin' Donuts project is under review and most likely will be moving forward. Public access to Valentine Creek has been delayed. 5. N/a
Old Business: 1. Money is moving into the Money Market account.	1. This was completed in May 2026 and reflected on Treasurers report.
New Business: 1. Pavillion	1. Working on refinement of pricing for the Pavilion kits. Since construction has been delayed until after the season, we are going to continue to press for better pricing. Outline the process: Need to select the kit to move forward with 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 Sept. Permits will be required first to understand what conditions are required for the design progress. Nov 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. Still considering 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. 3. Beach Community Watch for Summer Usage. **Carried over from last year. 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. If you see something, say something.
Open discussion	Unallocated

Total Scheduled Time: 60 minutes