

Minutes of the AOTB General Membership Meeting 19 November 2011, Hillsmere Library

In attendance:

Officers--

Andy Grannell, President (with proxy for Diane Grannell); John Moses, Vice President; Dave Delia, Secretary (with proxy for Oye Ling Margaret Delia).

Board Members--

Marc Apter; Alison Buckler (with proxy for Jesse Buckler); Wilma Coble; Mike Lord (with proxy for Shirley Lord).

Other Property Owners--

Mike Adams; Phillip Allen (with proxy for Susan Allen); Yvonne Leacock; Karen Neal; Isam Saman.

1. Quorum achieved (17 members, including proxies) and meeting called to order by President, Andy Grannell at 10:19 a.m.
2. Andy asked that the minutes from the 18 June 2011 General membership meeting (as recorded by previous POA-AOTB Secretary Jessica Demers) be reviewed and approved as submitted. Andy called for a vote and the minutes were unanimously approved.
3. Because Alison needed to leave early, Andy asked that she present her report on the upcoming AOTB holiday gathering first. Alison noted that, on Sunday, 11 December 2011 at 5:00 p.m., Santa would arrive at the beach in an antique fire truck to collect unwrapped toys for local families in need. This event would be followed by a holiday party featuring hot chocolate, adult drinks, holiday cookies, and dishes to be shared by attendees. A voluntary contribution of \$10.00 per family is being asked to offset the cost of the rental items.
4. **President's Report:** Andy noted that after a decade of faithful (and accurate) service to AOTB, Becky Morris would be leaving as our Treasurer in June 2012. After general comments about her invaluable service to our community, Andy asked that all present actively help seek a new Treasurer, and assured any potential volunteers that Becky agreed to make herself available to help guide her replacement. Whereupon Mike Lord noted that if all else failed, we could explore professional assistance. Andy then indicated that the fire extinguishers had been replaced yet again on the community pier. Discussion then turned to the mechanical failure of the vandalized combination lock on the pier gate and potential alternatives, including a

key-based system that Andy favored. After much discussion, we agreed that a professional locksmith should be engaged to offer suggested engineering solutions for securing our pier. These measures should include a heavy-duty, vandal-resistant combination lock suitable for outdoor use. Such a lock should also provide for easy exit from the pier yet prevent those on the outside from reaching around to open the door. Andy took the action to seek such advice. Andy then reported on his correspondence with the publishers of the SunPlus advertising packets that are randomly distributed each week in AOTB to the consternation of most, if not all, of our residents. Andy noted in his letter that the over 200 packets strewn about our community each week constituted a litter as well as a potential public safety hazard and that distribution of these packets ignored our long-standing non-solicitation policy. Neither the publishers nor the elected officials Andy approached seemed to have much regard for these concerns, therefore Andy was communicating with local law-enforcement officers and is trying to engage their support with respect to the litter and hazard issues. Dave also mentioned that that morning over one hundred flyers for an oil tank installer were strewn about our windy neighborhood because the distributor simply folded and placed them over residents' mailbox flags.

5. **Treasurer's report:** Since Becky was unable to attend, and the reports were not supplied to Andy, we had none. However, Andy noted that these reports were routinely printed and distributed every month at the Board of Directors meeting and thus assured all that our finances were sound.
6. In Becky's absence, Andy asked the assembly for next-year's budget allocation suggestions and heard the following:
 - a. Isam suggested we extend the concrete boat ramp and adjacent access pier to enable larger boats to be launched. Isam agreed to get a few estimates.
 - b. Since Julie Winters' erosion control plan has a direct bearing on budget allocations, her slightly edited e-mailed comments were read and are included here: I noted from the community's Pier newsletter article that at tomorrow's meeting the Board will be taking ideas on how to spend our tax dollars. As a follow up to the October board meeting the design team met with the neighbors in the vicinity of Chestnut and Newport. We still have to meet with the Freehs, Nallys, and Veals; I will be following-up with them in the next few days.

However, the strong support of the neighbors (Dempsey, Fontanesi, McConnell, and Williams) living near/adjacent to the project sites is to move forward with our current design grant on the construction designs (list in order) for: #1 the living shoreline at the end of Chestnut and on

AOTB community property, #2 for the portion of Chestnut Avenue from Newport south and west of Newport to the street end of Chestnut, and if there are still funds remaining in the current grant to #3 also design the improved swales for the Newport playground. I will soon have input for the Freeh, Nally, and Veal neighbors.

If AOTB decides to move ahead to construct numbers 1 and 2 and possibly the third project listed above, we will qualify for public and/or foundation funds in the neighborhood of several hundred thousand dollars. We will also have construction drawings that are permit-ready for these projects to be built.

If AOTB is looking for an erosion control project to invest our tax dollars in, we will very soon have in hand construction drawings that are permit application-ready for the tidal wetlands project at the end of Chestnut Avenue. The AOTB dollars (a portion of or all) could be used as a match to obtain the public/foundation grant dollars needed to construct this project.

Therefore, **I suggest/recommend that the Chestnut Avenue tidal wetlands project be a shoreline erosion project that is used for the AOTB funds in question.** Additionally, I recommend that public/foundation funding also be sought for the Chestnut Avenue and Newport playground swale; this would tremendously leverage our \$85K and make it double or possibly triple the funds we would have for the projects in AOTB. I would be more than happy to step up and do this work for the community, which includes identifying and applying for the grants, and managing the construction projects if we proceed with these recommendations.

- c. Alison requested that we budget approximately \$4,000.00 to adequately landscape the playground area, which has been an approved project for quite some time; she volunteered to assist.
 - d. Alison also suggested we continue with the connector paths program as well as fund a yearly maintenance schedule for our existing paths.
 - e. Marc and Phil suggested we add an adequate amount to help fund the AOTB history project for the coming year.
 - f. Marc also suggested we explore the possibility of extending and adding boat slips to the crabbing pier on the Fishing Creek side of Linden to serve as a sheltered boat-berthing facility, since the Newport Pier was often subject to damaging wind and wave action. He volunteered to seek advice from the previous Newport Pier reconstruction committee.
 - g. Alison asked that we explore allocation of funds to construct massive breakwaters around the Newport Pier to mitigate the wave action and perhaps offset the costs by making them into oyster shoals.
7. Andy asked Dave to go over the "Grand Plan," which included a short update on both the shore erosion control (the Andrews-Miller study) and the non-shore erosion control (aka drainage) segment, which was being addressed by Julie Winters and the Biohabitats project as reported above. A discussion ensued addressing Barry Dempsey's e-mailed objection to the bio-retention cells that might be abutting his property. Andy then discussed the legal opinion he had previously

sought from our counsel, Sue Ford, which indicated that POA-AOTB was indeed within its rights to proceed with drainage-control work on community property without an adjoining neighbor's approval. Karen asked if we were would be going ahead with the project and Andy indicated that was his understanding.

8. Marc and Phil then discussed the progress being made on the AOTB history project that included listing the committee members, the format being employed, the inclusion of a video component, and the specific chapters in work by named individuals.
9. Andy indicated that his agenda had been completed, then solicited any additional issues for discussion. There being none raised, Andy moved that the meeting be adjourned. With all in favor, the meeting was adjourned at 11:26 a.m.
10. Recorded by David J. Delia.

signed,

David J. Delia, Secretary, POA-AOTB