

MINUTES OF THE GENERAL MEETING  
OF THE PROPERTY OWNER'S ASSOCIATION OF ARUNDEL-ON-THE BAY

**SATURDAY, January 27, 2007**

In Attendance: Frank Florentine, David J. Delia, Becky Morris, Pamela Duncan, Yvonne Leacock, Monique Y. Langston, Toni Ray, William Abner, John Moses, Philip Allen, Marian Kratage, Robert Krohn, Dave Kayea, Wilma Coble, Alan Hinman, Richard O. Abrams, Michael Heiserman, Cheryl Burgess, Courtney Garton, David M. Zeman, Rosalynne Atterbeary, Ed Johnson and Harvey Young.

Meeting Location: Hillsmere Elementary School, Media Center.

Called to Order: 10:07 A.M.

Frank Florentine noted that unfinished renovations at Hillsmere Library precluded a meeting there. Proxy votes were called for; one held for Susan Cook by Frank Florentine was certified. It was announced that newly elected County Council member for the Sixth District, Joshua Cohen, and his staff, Gail Smith, were expected at 11:00 A.M.

Reading of the Minutes: The minutes of the General Meeting of December 9, 2006 were considered. **Upon the motion of Ed Johnson and the second of Bob Krohn, the minutes were approved by a voice vote, with minor changes.**

In clarification of several subjects mentioned in the minutes, it was noted that the County has installed one-way drainage boots along Magnolia Avenue frontage. It was mentioned that Bay Ridge shoreline residents are taxed more than those residing inland. It was noted that the clearance of the path to the crabbing pier off Linden Avenue is now under contract to Stewart Landscaping.

Frank Florentine congratulated long-time AOTB resident and Nominations and Elections Committee member Ed Johnson for receiving the Anne Arundel County Human Relations Commission's Dallas G. Pace Sr. Humanitarian Award. Mr. Johnson's work mentoring youth and helping to develop Quiet Waters Park and the Wiley H. Bates Heritage Park was cited. The award's ceremony was held at the 26<sup>th</sup> annual Dr. Martin Luther King Jr. Memorial Breakfast on January 15, 2007.

Discussion of the FY 2008 Budgets: Treasurer Becky Morris reviewed the proposed *Special Community Benefit District Budget (SCBD)* developed by the Board of Directors and the Officers with community input and noted that the Board had decided to retain the same tax rate as last year. The total budgeted amount of \$135,861 is spread among ten expenditure categories.

As to specific projects for erosion prevention and protection; construction, maintenance and repair of non-county owned roads, paths, streets, signs and streetlights; and construction, maintenance and repair of drainage ditches and culverts (Categories 1-3 of the SCBD budget), it was noted that a list of road projects had been prepared in the past. Alan Hinman, newly designated Chairperson of the Planning, Development and Community Service Committee, will assess and prioritize projects with a goal of undertaking some paving projects by May or June 2007.

John Moses requested that adjacent property owners be given notice of proposed projects and Toni Ray noted that not all roads needed to be paved and some should be retained as gravel. Alan Hinman indicated that the selection of projects would be an open one with the Board of Directors making the ultimate decisions. Becky Morris indicated that a specific list of road projects was not in place for the purposes of this budget, set to begin on July 1, 2007.

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Frank Florentine noted that as to erosion, three projects had been selected by the Board upon the advice of Federal Emergency Management Agency and other officials as being of maximum value to the community. The documents necessary to solicit bids are being prepared and it is hoped to have the work under contract by June 30, 2007.

Harvey Young suggested that the Board post on the Website the rationale for those projects selected.

## **A motion to approve the proposed FY 2008 SCBD budget was made by Bill Abner, seconded by Dave Kayea and passed with a show of hands by a vote of 20-0.**

Next, the *Shore Erosion Control District Budget for FY2008* of \$38, 275 was discussed. Becky Morris indicated that, again, the tax rate is to remain the same. Loan #44-76 of \$200,000 is to be paid off in the Fall of 2007 and the proposed FY 2008 budget leaves funds in place to make payments on a possible new loan for long-term erosion control efforts. Projects are to be recommended by the Ad Hoc Committee on Long-Range Planning, chaired by Dave Sullivan, by June 30, 2007. Erosion projects funded in this account are those necessitated by water coming from the Chesapeake Bay; erosion projects supported by the SCBD budget account, on the other hand, are those caused by drainage of water from land into the Bay.

Frank Florentine indicated that the Maryland Department of Natural Resources has recommended additional breakwaters along the Magnolia Avenue beach frontage and reinforcement of existing breakwaters at the community beach. Board Chairperson Bob Krohn indicated that the community would be kept fully informed on erosion control projects. Becky Morris noted that a Board decision to take out an additional loan would need to be approved by the community at a General Meeting before any expenditure could be made.

John Moses indicated that erosion control funds were used to pay legal fees. Frank Florentine noted that the County monitors accounts, and using funds from one fund to pay expenses in another would not be possible.

David Delia noted that 18 months ago the community discussed the need to replace the community pier and voted to undertake a loan for that purpose. Similarly, loans had been undertaken in the past for the bulkhead, riprap and breakwaters and that the Long-Range Planning Committee is looking at what it might take to repair damage to the projects accomplished by these earlier loans. Frank Florentine indicated that the jetties at the community beach are too low.

## **David Kayea moved the approval of the proposed Shore Erosion Control District Budget for FY2008. Alan Hinman seconded and the motion passed with a show of hands, 20 in favor and 1 abstention.**

### Committee Reports:

Planning and Development: Alan Hinman indicated that his priority was to obtain bids for the repair of roads and drainage ditches in order to expend the approximately \$30,000 in funds in the FY 2007 budget for that purpose. Bids must be sought and work scheduled by June. He also noted that he would schedule a community clean-up/trash pick-up day. It was noted that April 21 was Chesapeake Bay Clean-Up Day and perhaps ours could be scheduled then. It was suggested that scout troops could be found to help.

Hospitality and Recreation: Yvonne Leacock and Monique Langston are co-chairpersons of this committee having as one responsibility the distribution of the new membership directory. Additional directories are to be distributed and any corrections necessary are to be made. Harvey Young pointed out that some residents had been left out and there are some other errors. Frank Florentine indicated that tax rolls always have been used for the preparation of the directory and that he used an Excel program including both the old Directory and the tax roll data to prepare the new edition. Any mistakes, he noted, were a database

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problem and certainly not deliberate.

In the absence of a Membership Chair, Pamela Duncan is to be the point of concentration for corrections. Frank Florentine noted that the County has provided an electronic list. (It was later decided that Yvonne Leacock would gather corrections.)

Nominations and Elections: Ed Johnson reported that he is gathering names of persons willing to be considered for the Board of Directors or as Officers of the Association. Ray Morgan and Diane Grannell also are members of the Nominations and Elections Committee.

Pier and Boat Ramp: Frank Florentine announced that a contract has been let for the cleanup of silt around the ramp. He noted that Aris T. Allen would give up the Chairmanship of the Committee because of the press of business. He noted that one boat broke lose from a slip damaging two pilings. The cost to repair the damage of \$2,000 is not covered either by the Association's or the slip holder's insurance. After April 2007, those renting slips will be required to sign a statement of responsibility for any damage done to the slip during tenancy. Boat rental slips are available.

The Pier: Shirley and Mike Lord are doing a great job with the newsletter, particularly in the use of color and art.

David Kayea asked whether the electronic notification feature of the Website was operational. Frank Florentine indicated that the original Web Server is out of business and when the contract expires we will renew with another web server and resume this feature. Nancy Leist is the Web Master.

Security: Wayne Gerrish, a Detective with the D.C. Metropolitan Police Department, and Chairperson of the Security Committe, is following up to get more information about a property break-in during the Thanksgiving Weekend.

The hourly rates paid for police protection have been increased for the FY2008 budget year. It was noted that Bay Ridge employs a fulltime officer at a cost of \$110,000 annually.

## Old Business:

Hurricane Isabel Repairs: Frank Florentine noted that drawings upon which bids will be sought are being prepared and should be available for viewing at the April 14th General Meeting. Department of Natural Resources and County permits are in hand and the Association would be applying to the County for the final permits. It is hoped to complete the work by September.

Yvonne Leacock has Membership Directories to be delivered. Dave Kayea encouraged residents to make sure an address is clearly marked on their house or mailbox as some persons delivering Directories had difficulty finding the appropriate house or mailbox.

New Business: John Moses asked why Board Members missing 4 meetings per year must leave the Board. Frank Florentine indicated that the Constitution stated this requirement and that the Board met 12 times per year. David Kayea noted that a quorum of Board Members was needed at meetings. John Moses proposed that the requirement be attendance at 50% of Board meetings.

David Delia, the Board member in question, responded that he thought the rule was dumb, that Board members were elected and replacements to Board members dismissed for lack of attendance were appointed. He noted that there were not many votes taken at meetings. He indicated that he plans to come to Board meetings in any event.

Future Meetings: The General Meeting for the nomination of Officers and Board of Directors will be held on April 14 at 10:00 A.M. at the Hillsmere Library. The Board of Directors will meet on February 13,

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March 13 and April 10 at 7:00 P.M., also at Hillsmere Library.

Remarks of Council Member Josh Cohen: Newly elected County Council representative Josh Cohen was born in Annapolis and grew up in this area. He has lived in Eastport for the last 5 years. Mr. Cohen indicated his priorities to be development pressures, preserving open space and the shoreline. His first priority is to obtain the zoning changes required to implement the Annapolis Neck Small Area Plan, the only county small area plan lacking appropriate zoning changes. The Plan, developed beginning with County Executive Gary Owens and adopted in 2003, would downzone areas south of Forest Drive going down through the area creeks; Harness, Church, Crab and Aberdeen, and would reduce development pressures and stabilize neighborhoods. He expects to have a zoning bill ready within several months and has found newly elected County Executive John Leopold to be supportive of this effort.

Mr. Cohen is also concerned about the protection of the remaining woodland such as that near Bay Ridge and Lake Ogleton. He cited the area behind Forest Drive and the Hillsmere Shopping Center as one challenging to preserve because of the multiple owners involved, and he has talked with the Bay Land Trust about the wooded area.

Mr. Cohen indicated that a new general planning process, required every ten years, is to begin.

A question and answer period was begun by John Moses who spoke of the threat of additional development in Arundel-on-the-Bay that may be exacerbated by discussion of annexation by the City of Annapolis and other County policy decisions such as water. Mr. Cohen indicated that the County has a Master Plan for water and sewer. Others noted that the County generally does not allow building on parcels of the old 50' lot size.

Frank Florentine asked about construction of the firehouse for which land at the corner of Arundel on the Bay Road and Forest Drive has been dedicated. Mr. Cohen indicated that the construction should begin in late spring or early summer and is to be completed one year later.

Property owners called Mr. Cohen's attention to the question of additional County action to protect the area along Magnolia Avenue where sand is washes across the street after storms. A question was raised about plans for redevelopment of the Hillsmere Shopping Center; Mr. Cohen indicated that the plan has been withdrawn. He noted that parts of the plan had merit but in general what was proposed was too dense. A more cooperative relationship between the City of Annapolis and the County was needed in order to agree on a vision to guide this redevelopment. He noted that the Mayor of Annapolis has established a growth task force to discuss boundaries for city growth and related water, sewer and annexation policies. Mr. Cohen and Mr. Leopold have each appointed six members to the task force.

Mr. Cohen provided his business contact information and that of Gail Smith, Legislative Assistant. They may be reached on 410-222-1401 or by e-mail at [joshua.cohen@aacounty.org](mailto:joshua.cohen@aacounty.org) and [gail.smith@aacounty.org](mailto:gail.smith@aacounty.org). Ms. Smith is available full-time; Mr. Cohen's position as Council member is part-time. The address is Councilman, Sixth District, Anne Arundel County MD, P.O. Box 2700, Annapolis, MD 21401.

**Adjournment: Bill Abner moved adjournment and Ed Johnson seconded the motion. The meeting was adjourned at 11:28 a.m.**

Respectfully Submitted,

Pamela T. Duncan  
Secretary  
February 1, 2007  
Approved 4/14/07