

THE FISHING CREEK FARM HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Monday November 18, 2024 7pm
1222 Cherry Tree Lane, Annapolis, Maryland 21403

Residents are invited to observe all portions of the Board of Directors meeting except those portions that are closed pursuant to Article 11b-111 of the Maryland HOA Act.

- 1. CALL TO ORDER & INTRODUCTIONS**
 - A. Introductions
 - B. Verification of Quorum
 - C. Additions/Changes to the Agenda

- 2. APPROVAL OF MINUTES**
 - A. October 21, 2024

- 3. CONSENT AGENDA**
 - A. CDAR Investment Changes

- 4. FINANCIALS**
 - A. Financials (posted monthly to Meredith Management portal)
 - B. Account balances (operating, reserve, grants)
 - C. Budget variances
 - D. Collection report (accounts receivable)

- 5. REPORT ON MAREIDITH MANAGEMENT ACTIVITY**

- 6. UPDATES (Leader/Board Liaison)**
 - A. ARC (James Colimore/Kathy Brooks)
 - i. 3419 HRV
 - ii. 3450 HRV
 - B. Land Use (Kirk Brafford/Eamonn McGeady)
 - i. Grinder Pump Replacement (Nick and Diane Lambrow/Eamonn McGeady)
 - ii. Southbreeze Beach Update (Chris Caine/Marty Pfinsgraff)
 - C. CapEx (Lark Marie/Eamonn McGeady)
 - i. Bulkhead Ownership (Julien Hecht/Eamonn McGeady)
 - D. Marina Committee (Joe Bruhin/John Snedeker/Dave Stadler)
 - E. Clubhouse (Ann Weins/Deborah Brafford)
 - F. Pool (Katie Schmitt/Deborah Brafford)
 - G. Social (Laura Steppe, Childrens/Deborah Brafford)
 - H. Beautification (Barbara Holch/Deborah Brafford)
 - I. Tennis/Pickleball (Gary Harkins/Rick Wheeler/Marco Adelfio)

- 7. OLD BUSINESS**
 - A. 2025 Budget

- 8. NEW BUSINESS**
 - A. Interest as operating income

- 9. HOMEOWNER FORUM** Residents are permitted to address the Board during the Homeowner Forum portion of the Agenda and may be invited to comment during other portions of the meeting and are asked to kindly limit their remarks to two (2) minutes.

- 10. ADJOURNMENT**