

**THE FISHING CREEK FARM HOMEOWNERS ASSOCIATION, INC.**

**Board of Directors Meeting Wednesday, December 18, 2023 7:00 PM**

**Meeting Minutes**

**1222 Cherry Tree Lane, Annapolis, Maryland 21403 (in person and virtual)**

Board members in attendance in person: Marco Adelfio, Deborah Brafford, Nick Lambrou, Eamonn McGeady, and Dave Stadler.

Residents in attendance in person for all or part of the meeting included: Kirk Brafford, Deborah and Stephanie Schmid, Lark Marie, Niels Holch, Rob Weins, George Gavrila, Julia Jordan, James Cummings, John Snedeker, and Julien Hecht.

Residents in attendance virtually for all or part of the meeting included: Chris and Dave Evans, Tammy Snedeker, Elizabeth Mesora, Lydia Adelfio, Colleen Clarke, Jennifer Dengler, Rick Wheeler, Barbara Holch, Jacques and Cindee Smith, Jim Colimore, and Steve and Kristan Dix.

1. The meeting was called to order by Mr. Stadler, as President, at approximately 7:00 pm.
2. Mr. Stadler verified that a quorum of the Board members was present.
3. Mr. Stadler asked whether there were any additions or changes to the meeting agenda and Mr. Adelfio noted that the 2024 Board meeting calendar, which has been posted to the Maredith portal, should be considered for review and approval by the Board.
4. **APPROVAL OF MINUTES**  
Upon motion made by Ms. Brafford and duly seconded, the minutes of the November 20, 2023 meeting were approved as presented.
5. **CONSENT AGENDA**  
Mr. Stadler then noted that there were no items on the Consent Agenda
6. **ACCEPTANCE OF FINANCIALS**  
Mr. Brafford reminded residents that Maredith Management posts financials to the portal monthly.

## 7. COLLECTION REPORT

Ms. Brafford noted that Meredith had sent invoices for annual assessments, which are due in whole or in a first 50% installment on January 1, 2024, and added that one property is reported as being in collection status.

## 8. UPDATES FROM COMMITTEES

Prior to Opening the meeting to Updates from Committees, Mr. Stadler made a statement about the Board's desire to encourage that all dialogue among Board members, among residents on HOA matters, and between residents and Board members on HOA matters be civil, respectful, productive and not personal. He added that there may have been a recent compromise of security or passwords for the Board members' email addresses and that he would be working with a consultant recommended by Meredith, at nominal cost, to identify and resolve the matter.

A. ARC. Mr. Colimore summarized an application that had been considered by the ARC for a pool and landscaping at 3844 HRV. He commented that the ARC was satisfied with the application and that the residents had conferred and cleared their plans with the owners of adjoining properties. Based on the ARC's recommendation, upon motion made by Mr. Lanbrou and duly seconded, the Board approved the application. Mr. Colimore then repeated his request that interested residents volunteer to join the ARC, given that it currently has only two members.

B. Land Use. Mr. Brafford reported on recent activities of the Land Use committee, on addressing the breach of the sandspit between the South River and the stillpond during the Thanksgiving and more recent storms, and discussed the need for accelerated permitting and immediate remediation. He added that Wetland wished to install a "trail camera" that would be focused on the breach for monitoring purposes. After discussion, upon motion made by Mr. McGeady and duly seconded, the Board approved the trail camera installation. He distinguished between immediate remediation plans and the longer-term plans for Southbreeze beach, which continue to progress but are still in development.

With respect to the longer-term plans for Southbreeze beach, he reported on a Land Use committee meeting that had convened on December 5, which included a review and discussion with representatives of Wetlands, and planning around potential grant funding for the longer-term plan. Mr. Brafford

asked the Board to clarify the scope of responsibilities of the Land Use committee going forward and noted the need for additional volunteers to serve on the committee. He shared his perspective on the wind-down of the so-called tiger team following the design phase of the longer term plan. Mr. McGeady then reported on the meeting convened by AA county to inform the community about the upcoming grinder pump and alarm replacements throughout the entire community, which would seemingly begin in late 2024. Mr. Hecht then provided an update on his continued efforts to press AA county with regard to its role in bulkhead remediation.

C. CapEx. Mr. Marie provided an update from CapEx on the recent sidewalk project, noted that the CapEx Committee could benefit from having one or two additional members, and reported that CapEx would be looking into reprioritizing future projects after deferring the parking lot resurfacing project.

D. Covenants Review Committee (CRC). Mr. Adelfio reported on the Board's recent receipt of immediately effective resignations from all members of the CRC, which had been reported by the Board president in a recent posting to the community. On behalf of the Board and as the recently appointed liaison to the CRC, he expressed the Board's appreciation for the extensive work done to date over many months by the CRC, He thanked the members for their service and substantial contributions. He added that the Board does not plan to reconstitute the CRC at this time.

He reported that the Board plans to combine (i) the covenant amendments prepared and reviewed by the CRC as they stood prior to the resignation of the members, with (ii) an amendment reflecting community sentiment as expressed in the summer 2023 short-term rental survey, and (iii) the amendment to delete the private pier provisions, which is required to be included in any Board package under the previously reported homeowners' agreement. He concluded his comments by reporting that the Board's goal is to present the consolidated package for consideration and vote by homeowners in early 2024.

E. Marina Committee. No update.

F. Clubhouse Committee. No update.

G. Pool Committee. No update.

H. Tennis/Pickleball. No update.

I. Social Committee. Ms. Brafford reported on the recent holiday event at the clubhouse and expressed the Board's thanks to Barbara Holch and the many volunteers who had contributed time and energy to making the event such an unqualified success. Ms. Brafford also thanked Laura Steppe and Katie Schmitt for their group of volunteers for the tree decorating and Santa's magic show events.

J. Beautification Committee. No update.

K. Nominating Committee. Ms. Brafford described initial efforts by the Committee to identify 2024 Board candidates.

9. OLD BUSINESS. There was no old business to cover at the meeting.

10. NEW BUSINESS.

On a motion duly made by Mr. Lambrou and duly seconded, the Board voted to adopt the Code of Ethics that was attached as Attachment A to the homeowners' agreement, with all Board members voting in favor except Mr. McGeady, who abstained.

Mr. McGeady discussed a surveying proposal recently received from Drum/Loyka and posted to the Maredith portal to survey and stake out approximate property lines. He explained that the engagement is intended to help address the 1257 CTL property line, to help resolve the partial bulkhead ownership issue, and to further the initiative to improve access to Southbreeze beach and the anticipated permit requirements for Southbreeze sandspit emergency repair work. On a motion duly made by Mr. McGeady and duly seconded, the Board unanimously approved the engagement of Drum/Loyka.

On a motion made by Mr. Adelfio and duly seconded, the Board unanimously approved the 2024 regular Board meeting calendar.

Mr. Snedeker reported on progress on this season's deer management program, noting that the total take during the 2023 season exceeded the total

take during the 2022 season. He added that there may be opportunities in January 2024 for additional herd management targeting under-harvested areas.

11. OPEN FORUM

The open forum began with the former chair of the CRC and other residents expressing their views about the homeowners' agreement that had been previously described in communications to residents and posted to the Meredith portal. Several homeowners, including parties to the agreement, responded and expressed their views and perspectives as well.

12. ADJOURNMENT

As there was no further business and on a motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 8:30 pm.

13. CLOSED SESSIONS

The Maryland Homeowners Association Act, Section 11B-111(4) expressly permits the Board to meet in closed session for the purpose of discussing, consulting and/or considering matters described in that Section. The Board met in closed session on November 28, and December 11 and 18, 2023 for the purpose of addressing one or more of the matters described in Section 11B-111(4).