

**THE FISHING CREEK FARM HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting Monday February 20, 2024**  
**IMMEDIATELY FOLLOWING ANNUAL MEETING OF MEMBERS**  
**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. 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.

1. **CALL TO ORDER & INTRODUCTIONS**
2. **VERIFICATION OF QUORUM**
3. **ADDITIONS/CHANGES TO AGENDA**
4. **APPROVAL OF MINUTES**
  - A. January 16, 2024
5. **CONSENT AGENDA**
  - A. Bubblers for Marina
6. **FINANCIALS** Meredith Management post financials to the portal monthly.
7. **COLLECTION REPORT**
8. **UPDATES FROM COMMITTEES (Committee Chair/Board Liaison)**
  - A. ARC (James Colimore/Nick Lambrou)
  - B. Land Use (Kirk Brafford/Eamonn McGeady)
    - i. Southbreeze Beach Tiger Team (Kirk Brafford/Eamonn McGeady)
    - ii. Grinder Pump Replacement (Nick and Diane Lambrow/Eamonn McGeady)
  - C. CapEx (Lark Marie/Eamonn McGeady)
    - i. Bulkhead Ownership (Julien Hecht/Eamonn McGeady)
  - D. Marina Committee (Jason Horst/Dave Stadler)
  - E. Clubhouse Committee (Ann Weins/Deborah Brafford)
  - F. Pool Committee (Katie Schmitt/Deborah Brafford)
  - G. Tennis/Pickleball (Gary Harkins/Rick Wheeler/Marco Adelfio)
  - H. Social Committee (Laura Steppe, Childrens/Deborah Brafford)
  - I. Beautification Committee (Barbara Holch/Deborah Brafford)
9. **OLD BUSINESS**
  - A. Approval of architectural guidelines for solar power
  - B. JZ Power Washing of Tennis Court (late March) \$1,250
  - C. Approval of Wetland Change Order for Design of Southbreeze Beach emergency repairs \$5,200
  - D. Approval on approach to Southbreeze Beach long-term solution
10. **NEW BUSINESS**
  - A. ARC Approval for 1306 Beachview wall
11. **HOMEOWNER FORUM**
12. **ADJOURNMENT**