

**Elizabeth's Landing**  
**Pre-Annual/Monthly Community Meeting Minutes**  
**Monday, April 8, 2024**

**Present:** John Leopold, President  
Timothy Kelly, Vice President  
Lisa Phipps, Secretary  
Cliff Fagg, Director  
Diane Gresham, Association Manager

**Absent:** Brian Halusky, Treasurer

**CALL TO ORDER-JL**

The meeting was called to order at 7:00pm. This is an open meeting by the Board of Directors with the community members of Elizabeth's Landing as allowed by MD General Assembly HB 388. There was a call for Board Nominations. There are 2 candidates. ELCA's attorney will be speaking at the annual meeting. The Treasurer's Report was presented and there were no questions. The projected budget for 2025 was presented and there were no questions. Nominations were closed. CF and Kati Pope were introduced as Board nominees. Pre-annual business was closed.

**MINUTES**

The minutes of the previous meeting held March 2024 were unanimously approved. Motion by CF, seconded TK.

**HEARINGS-JL**

None at this time.

**COMMON AREA-DG**

UPDATE

Jim's Yard & Handyman Service

3/11/24 – community clean-up

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3/14/24 – replaced and installed (3) fire extinguishers – farmhouse, office, and barn.

3/25/24 – community clean-up

#### Bugout

3/27/24 – refilled bait stations, 33 were empty.

#### CS Lawn

3/18/24 – removed hedge rows (4) on DeFranceaux Way

## **COMMITTEES**

### **WATERFRONT/EROSION COMMITTEE-LP**

EQR has applied for grant money on ELCA's behalf for the construction of the living shoreline from the Maryland Dept. of Natural Resources and from the Chesapeake Bay Trust. We will have an answer from each of them by July 2024. The design has been completed.

## **ARCHITECTURAL REQUESTS(AR)-DG**

### **BLACK ROCK-shed**

Owner is requesting he be allowed to build a Rubbermaid 7'x7' resin storage shed. The shed dimensions will be 85.51"D x 84.25"W x 100.52"H. Unanimously approved by motion TK, seconded by LP.

### **ANNIS SQUAM-architectural roof shingles**

Owner is requesting replacement of her roof. The roof will be replaced with architectural shingles in Williamsburg Slate (gray) which is the color they have now. Cambridge is the manufacturer. Unanimously approved by motion LP, seconded CF.

### **HOULTON-replace fence**

Owner is requesting fence replacement. The fence will be board on board and he is requesting that the fence be 6' tall. Unanimously approved by motion CF, seconded TK.

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### **GAMBIER-front door/trim/slider**

Owner's sister is requesting to replace the front door, repair and paint trim, replace the slider to the backyard (missing and boarded up), and caulk/touch up paint bullet holes on siding around door all due to extensive damage. Unanimously approved by motion TK, seconded LP.

## **CONCERNS/COMPLAINTS**

### **HOULTON-deck issues/roof hole**

Owner is expressing concern over his neighbor's back deck and roof. The deck is deteriorating and covered with loose boards and a rug. The owner has reached out to AA Co. since there is a permit for the deck but it has been some time since any work has been done. AA Co. has suggested he contact the HOA. There is also a small hole in the roof that is attracting birds, bugs, and other pests. This is also causing bird feces on the owner's deck and side of his house. The Board will mail a 15 day letter for repair/replacement of the deck. The hole in the roof is small but it will be monitored. Unanimously approved by motion LP, seconded CF.

## **CORRESPONDENCE**

None at this time.

## **NEW BUSINESS**

None at this time.

## **OLD BUSINESS-DG**

### **ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG**

3/8/24 – Proceed with District Court lawsuit ICO Kenny, 897 New London. All approved.

3/13/24 – Bay Pile Driving proposal for preventive maintenance on floating pier. Approved JL,BH,CF,LP.

3/14/24 – Proceed with District Court lawsuit ICO Clark, Glover, 1043 Scituate. All approved.

3/22/24 – Request for storage lot renewal (Gilkerson) due to account in collections. Approved TK,BH, disapproved JL,CF,LP.

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3/26/24 – Attorney was asked to proceed with next step IRT Consent Agreement and follow-up 15-day letter. All approved.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL  
3/19/24 – Jett, 8606 Houlton –replace roof, Certainteed, architectural shingles, Burnt Sienna. All approved.

### **OTHER BUSINESS/COMMUNITY DISCUSSION-JL**

- The next meeting is the Annual Meeting on May 20, 2024.
- An owner has concerns about people not paying their dues. The Board explained that we send letters to anyone who is noncompliant and the attorney gets involved after 4 months of nonpayment. The attorney will often times negotiate a payment plan to bring the account up to date. If this does not resolve the problem, we may take the owner to court.
- The new library is scheduled to open on April 25, 2024.
- An owner complained of her dog getting a fish hook stuck in her mouth down at the waterfront that required a trip to the emergency vet. It could have resulted in her death. Please dispose of your fishing waste appropriately! We all live in our community and want it to remain clean and safe for all residents and their pets!

### **ADJOURN**

The meeting was adjourned at 7:25 pm.