

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, February 12, 2024**

Present: John Leopold, President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Diane Gresham, Association Manager

Absent: Timothy Kelly, Vice President
Cliff Fagg, Director

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. 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.

MINUTES-JL

The minutes of the previous meeting held January 2024 were unanimously approved by motion BH, seconded LP.

TREASURER'S REPORT-BH

A homeowner has requested if the money collected for the reserve fund is lumped together with everything else. BH stated that it is but will soon be moved to a different category so we are better able to track it.

HEARINGS

None at this time.

COMMON AREA-DG

UPDATE

903 New London

Arundel Tree looked at the wrong tree. They returned and looked at the correct tree and said there are 2 options: a) remove the tree and leave the remnants on the hillside or b) crown the tree to make it less heavy and therefore, less likely to fall. LP said she would run it by EQR since the tree is located in or near the living shoreline area. BH offered to send pictures to LP.

Jim's Yard & Handyman Service

1/10/24 – requested to put back in place the top that floated off the Verizon box

1/13/24 – cleaned out gutter on barn, garage, farmhouse, office and farmhouse window wells

1/15/24 – community clean-up

1/29/24 – community clean-up

2/7/24 – installed slide lock on bathroom door in the farmhouse

Arundel Tree Service

1/12/24 – miscellaneous tree work

1/23/24 – miscellaneous tree work

2/5/24 – miscellaneous tree work

2/7/24 – stump grinding

Bugout

1/24/24 – refilled bait stations, 27 were empty

CS Lawn

1/15/24 – salt harbours = \$4800 – Board approved

1/16/24 – salt harbours = \$4800 – Board approved

1/18/24 – salt harbours - \$4800 – Board approved

1/19/24 – plowing and salt all harbours = \$2640 plowing & \$5600 salt – Board approved

Mahon Plumbing

2/6/24 – cleared a clogged line in the office

JIM'S Y&H SERVICE ESTIMATE

This estimate is to paint the new wood around 6 garage doors on the exterior of the garage/barn. The cost is \$950. Unanimously approved by motion LP, seconded BH.

This estimate is to remove stump grindings and clean up a branch pile. The cost is \$975. Unanimously approved by motion BH, seconded LP.

CS LAWN ESTIMATE

This estimate is to prune approximately 90 crape myrtles in the common areas. The cost is \$7150. Unanimously approved by motion LP, seconded BH.

COMMITTEES

WEBSITE-BH

The website is up and running. It contains the latest information to keep residents informed. The minutes are posted on the website.

WATERFRONT-LP

EQR has stated that the Chesapeake Bay Trust grant for projects in AA Co is due March 11. If awarded, the county will require a security as part of their MOU with ELCA. This will range anywhere from \$750 - \$1250. The MOU will also require long term protection and maintenance of the project as well as allowing the county access to the site for inspection purposes and to claim any water quality, resource improvement, and/or credits resulting from the project.

ARCHITECTURAL REQUESTS(AR)

TENNANT

The homeowner is requesting to build an oversized shed (7'Hx8Wx8D). The shed will be gray with gray architectural shingles. It will have a gable roof with a 2x6 floor frame, tongue and groove floor boards, T1-11 walls smart panel and a 2x4 wood frame for the rest of the shed. All approved.

EGMONT

The homeowner is requesting to build a board on board 5.5' tall fence around his property. The fence would be right on a utility easement. As stated in the rules, there must be a 10' distance between the easement and any structures. This fence was approved by all if the homeowner agrees to bring the fence in 10'.

PENOBSCOT

The homeowner is requesting to place an electric vehicle charger 10' from the front wall of the home in the middle of the front yard. The Board would like to request that the homeowner place the charger up against the house.

PENOBSCOT

The homeowner is requesting to place a board on board 6' tall wood fence around his property. All approved.

PENOBSCOT

The homeowner would like to replace her deck with Timber Tech French White Oak decking boards, Shoreline vinyl 100 series in Driftwood railing, and round balusters in black. All approved.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

None at this time.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL
1/20/24 – 1156 Annis Squam, replace soffit and fascia with vinyl – All
approved.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is March 11, 2024.

-A new renter asked about allowable noise in the community and what quiet hours were. He has a loud motorcycle. DG stated that the community and police don't enforce quiet hours but that the acceptable hours are 10pm - 7am.

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:40 pm.

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, January 8, 2024**

Present: John Leopold, President
Timothy Kelly, Vice President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Diane Gresham, Association Manager

Absent: Cliff Fagg, Director

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. 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.

MINUTES-JL

The minutes of the previous meeting held November 2023 were unanimously approved by motion TK, seconded LP.

TREASURER'S REPORT-BH

Report was reviewed and no questions were asked.

HEARINGS

None at this time.

COMMON AREA-DG

UPDATE

Jim's Yard & Handyman Service

11/20/23 – community clean-up

12/4/23 – community clean-up

12/18/23 – community clean-up

1/2/24 – community clean-up

Bugout

11/22/23 – refill bait stations, 31 were empty

12/20/23 – Sentricon (termite) system checked and refilled – 6 baits were replaced

12/27/23 – refill bait stations, 31 were empty

CS Lawn

12/21/23 – community ornamental grasses were trimmed down

JIM'S Y&H SERVICE ESTIMATE

The gutters on the farmhouse, office, barn, and garages need cleaning out as well as the window wells on the farmhouse, The estimate is \$400.

Unanimously approved by motion LP, seconded BH.

PINE TREE REMOVAL 918 PASSAMAQUODY

Homeowner is complaining about pine tree sap damaging her vehicle from a community tree in front of her home. She would like it removed. DG suggested that all 3 small straggly pine trees be removed from the area.

Unanimously approved by motion BH, seconded TK.

COMMITTEES

WATERFRONT-LP

EQR has stated that the grant for the Living Shoreline and the Stormwater BMPs was submitted on 12/14/23 to MD Dept. of Natural Resources. We do not expect to be notified about a funding decision for this grant until July.

ARCHITECTURAL REQUESTS(AR)

None at this time.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

RESPONSE FROM ASSURED PARTNERS IRT INSURANCE COVERAGE FOR VOLUNTEERS

Volunteers are covered for liability arising out of work done. Injuries for volunteers are NOT covered. Assured Partners is checking to see if a product is offered to cover this.

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

12/11/23 – Roemer, 929 Beyda, storage lot extension and exception. All approved.

12/12/23 – 4 delinquent accounts for collection forwarded to attorney. All approved.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL

None at this time.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is February 12, 2024.

-Kati Pope stated that there is a very large tree near the waterfront that is ready to fall into the water and take a chunk of land with it. This tree is located in the Living Shoreline area. Kati will mark the tree and provide any needed information to DG.

-JL stated that the governor has cut back the transportation fund. The Ft. Smallwood sidewalk project has been pushed back to 2025.

-The official website of ELCA is elizabethslanding.com

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:20 pm.

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, November 13, 2023**

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

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. 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.

MINUTES-JL

The minutes of the previous meeting held October 2023 were unanimously approved by motion BH, seconded TK.

TREASURER'S REPORT AND 2024 BUDGET/HOA FEE-BH

Report was reviewed and no questions were asked.

HEARINGS

None at this time.

COMMON AREA-DG

UPDATE

Jim's Yard & Handyman Service

10/16/23 – changed/painted visitor parking space on Chandler Way to "334" to accommodate resident disability

10/20/23 – unclogged 2nd floor farmhouse toilet (emergency)

10/23/23 – community clean-up

10/24/23 – began work on wood replacement on the 4-bay garage.
Completed on 10/27/23.

11/6/23 – community clean-up

Arundel Tree Service

10/31/23 – bush hogged the area surrounding the storage lot

Bugout

10/25/23 – refilled bait stations, 29 were empty

COMMITTEES

WATERFRONT-LP

LP stated that Green Trust Alliance and EQR are proposing 3 stormwater management areas near the waterfront on common property. These are referred to as BMPs (best management practices). The design and construction of these BMPs will be borne by the granting agency so there is no cost to ELCA. BayLand has designed a concept and it was presented to the Board. The largest of the BMPs will be 60'x30' and it will be located to the right of Brady Rec Way, about $\frac{1}{3}$ of the way down, as you are looking at Stoney Creek. These BMPs will make us more attractive to granting agencies since they will help with erosion and involve community engagement since we would set up a community planting day. These BMPs would require some plantings.

ARCHITECTURAL REQUESTS(AR)-DG

None at this time.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

10/17/23 – 15-day letter to Sheehy, 807 DeFranceaux – roof hole/shingle repair. All approved.

10/18/23 - Repayment proposal forwarded by attorney for Henderson, 1040 Saybrook. All approved.

10/24/23 – Additional expense estimate for barn/garage wood replacement. Increased by \$2500. All approved.

11/3/23 – Proceed with lawsuit ICO Mondshour, 1200 Annis Squam. Approved JL,BH,CF,LP.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL

10/19/23 – McElree, 943 Mt. Desert, architectural roof shingles, GAF Timberline “Hickory.” All approved.

10/20/23 – Roberts, 8628 Houlton, partial window replacement (4) upper. All approved.

11/3/23 – Sheehy, 807 DeFranceaux, architectural roof shingles, TAMKO Titan XT “Rustic Redwood.” All approved.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is January 8, 2024.

-JL gave an update about the status of the library. The library is expected to open early 2024. Several unanticipated delays were encountered due to issues with contracts and materials.

-The county is replacing portions of the sidewalks along Elizabeth’s Landing Way.

-There is a homeowner on Beyda that sold their house and a car remains. The tags expire in April. DG says nothing can be done if the tags are current.

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:22 pm.

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, October 16, 2023**

Present: John Leopold, President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Cliff Fagg, Director
Diane Gresham, Association Manager

Absent: Timothy Kelly, Vice President

CALL TO ORDER-JL

The meeting was called to order at 7:00 pm. 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.

MINUTES-JL

The minutes of the previous meeting held September 2023 were unanimously approved by motion BH, seconded LP.

GUEST SPEAKERS-AAC POLICE-JL

According to the police, crime is down 27% in Pasadena. Criminals are targeting work trucks and unlocked cars. Sometimes they will break a window if they see something valuable in the car. They are trying to steal Jeeps, Kias, and Hyundais where they can use their cell phone to start the vehicle. Citizens should use the AAC Police non-emergency number 410 222 8610 if they see something suspicious. Try to get a description of the thieves. If the thieves are younger than 13, they cannot be charged. Drug dealers and criminals use young children because of this law. The parents (if a child is < 13 years old) are contacted in the event of a theft but a lot of times, nothing is done. Average response time for a crime is variable since there are only 4 officers at a time in Pasadena but is generally 3-4 min.

There are 14 officers in the Eastern District. JL thanked the officers for their time.

TREASURER'S REPORT-BH

Report was reviewed and no questions were asked.

HEARINGS

None at this time.

COMMON AREA-DG

UPDATE

Jim's Yard & Handyman Service

9/11/23 – community clean-up

9/25/23 – community clean-up

9/25/23 – removed (2) bee nests @ Annis Squam and Mt. Desert that fell during storm

10/9/23 – community clean-up

10/5/23 – cleaned up and removed the mulch from tree (2) removal on New London

10/11/23 – started exterior trim work on the barn and 4-bay garage

10/11/23 – did Fall light check on exterior of all buildings

10/11/23 – removed tattered rope on pilings on front entrance island

Arundel Tree Service

9/18/23 – miscellaneous tree work

10/9/23 – miscellaneous tree work

Bugout

9/27/23 – refilled bait stations, 26 were empty

Whatta Blast!

9/25/23 - Power washed office, farmhouse, barn, 4-bay, and fence.

EMAIL NEW LONDON

A homeowner is requesting that ELCA plant 2 new trees in New London Harbour to replace the 2 pines that were removed due to sap and limbs falling on cars. This was unanimously denied.

COMMITTEES

WATERFRONT/EROSION

LP sent an email to all Board members stating that the construction firm, EQR, and Green Trust Alliance think we are looking very competitive for grant money. They want to ensure that we are going to maintain the shoreline for 5 years after construction. We have committed to doing this and have signed an agreement. They also want to sign an MOU for any monies ELCA sends them that states the monies will be returned if grant money is received. Thirdly, they would like to see a line item in the budget that shows \$5K/year for maintenance of the shoreline.

ARCHITECTURAL REQUESTS(AR)-DG

CAPE SPLITT

Homeowner is requesting a partial window replacement. Usually all of the windows on one side of the house must be replaced but this request is only for a slider and 2 basement windows. Unanimously approved by motion LP, seconded CF.

ANNIS SQUAM

Homeowner is requesting to change his front porch light to a floodlight and camera. The homeowner was present and said he has had people urinating on his front steps. Approved by CF, BH, and JL. Disapproved by LP.

CONCERNS/COMPLAINTS

None at this time.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

9/19/23 – Proceed with a District Court lawsuit ICO Prince, 1005 Cape Splitt. All approved.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL

None

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is November 13.

-Homeowner was inquiring about the Reserve Fund and how much needs to be set aside. BH responded that it is \$500K. According to the 2024 budget, the reserve amount will be \$41,160.

-Homeowner was inquiring about why 2 pine trees were removed in New London Harbour. The pines were removed because they dropped sap and limbs on other homeowner's cars.

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:35 pm.

**Elizabeth's Landing
Monthly Community Meeting Minutes
Monday, September 11, 2023**

Present: John Leopold, President
Timothy Kelly, Vice President
Brian Halusky, Treasurer
Lisa Phipps, Secretary
Diane Gresham, Association Manager

Absent: Cliff Fagg, Director

CALL TO ORDER-JL

The meeting was called to order at 7:02 pm. 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.

MINUTES-JL

The minutes of the previous meeting held July 2023 were unanimously approved by motion BH, seconded TK.

TREASURER'S REPORT-BH

Report was reviewed and no questions were asked.

HEARINGS

None at this time.

COMMON AREA-DG

UPDATE

Jim's Yard & Handyman Service

7/31/23 – community clean-up

8/14/23 – community clean-up

8/14/23 – removed and disposed of mulch from large maple tree that Arundel Tree removed.

8/28/23 – community clean-up

8/31/23 – repaired loose board on floating pier

9/2/23 – replaced missing roller on floating pier

Arundel Tree Service

7/12/23 – miscellaneous tree work (full day)

7/26/23 – remove dead tree on bump out at Black Rock (partial day)

7/28/23 – miscellaneous tree work storm damage uprooted pine trees (full day)

7/31/23 – large broken branch behind office (partial day) – clean-up/make safe until removal

8/1/23 – completely remove tree and grind stump - large maple behind office (full day)

9/7/23 – miscellaneous tree work

Bugout

7/26/23 – refilled bait stations, 25 were empty

8/23/23 – refilled bait stations, 31 were empty

CS Lawn

8/4/23 – cleaned up hedges along DeFranceaux Way, weeded and removed dead portions

8/9/23 – trimmed community shrubs

PTG Enterprises

7/28/23 – repaired (patched) Cape Splitt and Scorton where utility work was done

WHATTA BLAST! PROPOSAL

This proposal is to pressure wash the office, farm house, barn, garages, and fences surrounding all buildings. It has been at least a year. The cost is \$1700. Unanimously approved by motion TK, seconded LP.

COMMITTEES

WATERFRONT/EROSION

LP sent an email to all Board members stating that the construction firm, EQR, needs a firm commitment if grant money does not come through. It was decided that ELCA could commit to \$85,000 towards the construction costs of \$170,000 in addition to the \$40,000 already allocated to design work. BH stated that a structured payment schedule would be preferred and that the earlier that starts, the better. This was unanimously approved by motion LP, seconded BH

ARCHITECTURAL REQUESTS(AR)-DG

DEFRANCEAUX

Homeowner is requesting to build a fence due to dangerous dogs next door (a concern and complaint were filed as well - see below). Unanimously disapproved by motion BH, seconded TK.

SCITUATE

Homeowner is requesting to build an 8x8 taupe and brown resin shed. Unanimously approved by motion TK, seconded LP.

SCORTON

Homeowner is requesting to convert a kitchen door to a window by placing a wooden panel underneath the new window. Panel is to be painted harness shop tan. Approved by 3-1 vote; JL,TK,BH approved, LP disapproved.

CONCERNS/COMPLAINTS-DG

DEFRANCEAUX

Homeowner is complaining about her neighbor's dogs that she deems dangerous. One of the dogs bit her dog twice. This was captured on a doorbell camera. The homeowner has filed a complaint with Animal Control. There is nothing more the Board can do.

DEFRANCEAUX

Homeowner is complaining about 3 items. 1-part of a large dead tree fell. Are there any plans to remove this? No, Arundel Tree did the best they could taking the steepness of the hillside into consideration. 2-a huge

section of wooded area has been sprayed and removed. DG will ask the complainant to please provide an address. 3-another homeowner is disposing of grass clippings and dog waste down the hill. DG has spoken to the homeowner and it should not happen again.

COBSCOOK

Homeowner is complaining of ELCA's request to keep recycle and trash cans behind their house due to overgrowth of the wooded area on community property behind their home. Homeowner is stating that it is not safe to pass. Homeowner is requesting that the area be cleaned out. The Board is considering this request.

CORRESPONDENCE

None at this time.

NEW BUSINESS

None at this time.

OLD BUSINESS-DG

ITEMS APPROVED/DISAPPROVED VIA EMAIL-DG

7/31/23 – CS Lawn proposal to clean up hedges on DeFranceaux Way. All approved.

7/31/23 – 15-day letter to Mister, 1038 Tennant, IRT freestanding flagpole. Approved JL,LP,CF.

Disapproved BH,TK.

8/4/23 – Attorney recommendation for a settlement agreement vs. lawsuit ICO Dean-Kibler, 8647

Cobscook. Approved JL,BH,CF,LP.

8/8/23 – Delinquent accounts (4) for collection. All approved.

8/8/23 – Settlement agreement draft ICO Dean-Kibler, 8647 Cobscook. Approved JL,BH,LP.

8/8/23 – Settlement agreement number of day = 90 ICO George, 1063 Keppel. Approved JL,BH,TK,LP.

8/14/23 – Jim’s Yard & Handyman Service estimate #1467 remove and dispose of mulch from large maple tree that Arundel Tree removed. All approved.

8/21/23 – Request from R. Roemer (renter), 829 Beyda, to use storage lot without proper documentation. Approved for 90-days JL,BH,TK,CF.

Approved until March 31,2024 LP.

8/28/23 – Proceed with a District Court lawsuit ICO Adams/Bond, 8674 New Bedford. Approved JL,BH,CF,LP.

8/28/23 – Proceed with a District Court lawsuit ICO Cooper, 8631 Houlton. All approved.

8/29/23 – Proceed with a District Court lawsuit ICO Shay, 1009 Cape Splitt. All approved.

ARCHITECTURAL REQUESTS APPROVED/DISAPPROVED VIA EMAIL

7/27/23 – 1137 Halifax, replace deck with composite (Trex) “Saddle” with white PVC railings. All approved.

7/27/23 – 8666 Head, remove large tree on side of property. All approved.

8/24/23 – 1017 Scituate, replace roof, Architectural shingles, Certainteed Landmark Colonial Slate. All approved.

8/24/23 – 1017 Scituate, replace siding, Certainteed Mainstreet Desert Tan. All approved.

8/28/23 – 8625 Houlton, replace deck with composite flooring, white railings and black pickets. All approved.

8/28/23 – 1156 Booth Bay, replace deck with Trex, vinyl railings. All approved.

8/28/23 – 1140 Chandler Way, replace deck with Trex, vinyl railings. Approved JL,TK,CF,LP.

OTHER BUSINESS/COMMUNITY DISCUSSION-JL

-Next meeting is October 16.

-Homeowner was inquiring about inspections. They are ongoing.

-Homeowner was inquiring about 2 pine trees that drop sap and limbs on her and her roommate’s cars. DG stated that she would have Arundel Tree take a look.

-Homeowner was inquiring about removing vegetation and planting native plants in her backyard. She has a waterfront property. DG stated that currently, we don't have a Vegetation Management Plan and no one should be removing anything in the critical area. Please check with DG prior to removing any vegetation.

ADJOURN COMMUNITY MEETING

The meeting was adjourned at 7:30pm.