

President's Report to the OHCA Board
July 13, 2006

The end date of fiscal year 2006 passed on June 30, 2006. The OHCA fiscal year 2007 has begun. We have yet to be notified or provided the final dollar numbers for FY 2007 by AACounty. On the other hand, our 2007 budget was approved by the County. We will once again carry over from FY2006 several hundred thousand dollars to the FY2007 accounts. These are not surplus dollars but funds already allocated for specific budget items including "unrestricted funds" for Master Plan, for Piers and Harbors (already contracted and in the permitting process), and dredging.

The annual audit by outside auditors has begun, with the engagement letter and the instructions letter from AACounty's auditor. Robin and I are collecting meeting minutes, invoices and vouchers and check stubs. We do have a deadline imposed by our Constitution – the Association's audit must be presented to OHCA at or before the Annual (election) meeting in September, 2006.

Roads: Carroll Brothers, Inc. has completed repair and maintenance work on Shore Drive and on OHCA owned Creek Drive right of way. Two more swales or pipes must be repaired and extended to Fishing Creek. These are on private property and require written permission to conduct the repairs. Also, vegetation Management Plans are required there and on Washington Drive to repair serious drainage flow problems on private property. Work on Washington Drive is underway and should be completed by next week-end.

The rock-fill of the newly reopened swales appears to be performing adequately – except on Shore Drive. It takes too long for storm waters to flow into the drains and out the bulkhead at the channel. The problem is the Duck Bill which will not open fully even at the maximum head of about one foot. (I can't open the bill with my hands.) The remedy is a tide gate, essentially a flapper arranged to open and close with the tide. We don't want high tides to flood, nor do we want the storm flood to drain out so slowly.

Recreation:

Yvonne Jaicks and Patty Jenkins have had two large and successful events in the last month – the beach party, and the Caribbean night affair.

Community property

The mowing is being done quite frequently. I neither see nor hear complaints. Jose Lobus is doing most of OHCA's odd jobs in a professional and satisfactory way.

Security:

The Board asked Johnnie Merrick to work with me on new security arrangements. Tom Cagle has put together a full range of options from which we can sort out an acceptable arrangement. Unfortunately, I have not been fully available in the last three weeks to work on the problem. Thus, we continue with the past arrangement.

Piers and Harbors

Phil Staler has been stalled by the permitting process. Mike Drum has been asked to help us get the County to keep the Master Plan permitting separate from the boat ramp permitting. The particular problem is that the Master Plan plan for the drainage along side the boat ramp parking area has been joined (by the County) to the installation of a support for the electrical box to be located at the end of the relocated dock.

Proxies:

The Maryland Law for Non-stock Corporations (relevant article and sections attached) does NOT require a non-stock corporation to have proxies. They may have them or decide not to have them. Thus, the previous Board's action to issue proxies – under threat of a law suit and with Mr. Sussman's dissertation on the subject in hand – was not necessary. Further the board's decision was not approved by the Membership of the Association.

Last week, I moved that the Board rescind the present proxies and substitute absentee ballots for them. The vote on the motion was a tie. I intend to make a new motion which I believe will be acceptable to the Board, ie will pass. In any case, it is clear that the OHCA Members have not approved the previous Board's action at a regular or special meeting, and that they should have the opportunity to do so in accordance with OHCA's Constitution. If my new motion passes, I will call a special Association meeting so that the members can vote on this issue.

Extension of Creek Drive and Cross Road:

There are two memoranda, one of which I intend to include in the forthcoming Newsletter and the other to send to the property owners on the paper road. These memos are attached to this report. The memos are 1) to let everyone know the score as I know it (still very much to learn), and 2) to ask the property owners and OHCA to work on wetland delineations and permits together.

The first step is to conduct a flag survey (rather than a preliminary survey). The flag survey will be checked by the US Army Corps of Engineers, among others. But the Corps's work will lead to a "Jurisdictional Determination" concerning tidal and non-tidal wetlands. There are several steps beyond the JD all of which will be specific to the properties for which building permits are sought. If we go through the process together then we will generate considerable momentum.