

Oyster Harbor Community Association

Minutes of board meeting held on 14th September 2006 at Hillsmere Library

NOTE: The meeting scheduled for July was cancelled

Present:

Pat Cannon	Chair
Joe Butcher	
Norman MacLeod	President
Bob Sappe	
Calvin Kidd	
Eunice Cherry	
John Merrick	
James Campbell	
Ian MacKinnon	Secretary

Members of the community:

Daniel Butler
Irving w McConnell
Sheila Sappe
Ann MacLeod

Before the meeting was formally opened the Chair, Pat Cannon read a statement concerning her interest in the Creek drive extension. The members of the board understood her position.

The meeting was called to order by the Chairman at 7.30pm and there was a moment of silent reflection.

Acceptance of the standard agenda was proposed by Mr. Butcher and seconded by Mr. Kidd. All were in favor.

The minutes of the board meeting of the 10th of August were reviewed. The minutes were modified to recognize that the meeting had not formally voted on the decision to lease the office in Eastport and the topic would be reviewed at the next board meeting. With that amendment, the minutes were accepted.

A proposal was made by Mr. Merrick that all contracts over \$2000 commitment in a year to be approved by the board and signed by the Chairman and President. The President and secretary voted against as they believed we had a policy of allowing committee chairs to approve expenditure included in their committee's plans and approved by the board. The motion was seconded by Mr. Kidd with 5 voting in favor and Mr. MacKinnon and Mr. MacLeod against.

Past Business

Creek road extension: The secretary proposed the following resolution:

This board recommends to the community that if building permits are granted then the Creek road extension is built as a gravel road at community cost and lot holders are invited to pay for hardtop if they require it. The President is instructed to present a plan for the feasibility of the project and a plan for completion including costs and timescales at the board meeting following the community meeting where the motion is accepted.

The proposal was seconded by Mr. Campbell and 7 were in favor with Miss Cherry and Mr. Merrick against.

OHCA President's report of 9-7-2006

Unexpected:

Hurricane Ernesto hit OHCA Members and facilities over two days with especially evident and serious damage to the Shore Drive beach and to some residents of Shore Drive. We've lost over one foot of beach depth to strong wave action and another foot to overwash of the beach by high tides and a rough sea. One tree, perhaps more, was blown down on Howard Road, closing down through traffic on that road. One non-OHCA beach had a large amount of sand overwashed onto Shore Drive, blocking passage except for 4WD vehicles. OHCA's contractors had scattered for the Labor Day weekend. However, Carroll Bros. did clear up the blockages on Tuesday morning.

A great deal of water remained in the roadway on Shore Drive after the storm had passed. Two days of high tides filled the channel above the drainage ditch outlet (waves sometimes overtopping the channel bulkhead). A member's beach washout over Shore Drive put sand into the ditch. The ditch has been unclogged, but the high tides still block drainage flow into the channel.

A permanent solution to blocking tides has been suggested. The solution has two parts: 1) replace the existing duck bill with a tide gate so that normal drainage outflow can indeed flow during normal tide levels; and 2) for high water, install an electrically-powered pump with a float valve to pump water out of the ditch over the bulkhead to the channel. This arrangement would have been of great help during Ernesto, but would not have worked, nothing would, in an Isobel storm.

Other drainage repair and maintenance actions have apparently withstood the test of heavy rainfall so far. Drainage repair and maintenance need to be completed on Fishing Creek Road and some of Harbor Road. All work on private property and new drainage called for in the Master Plan will be done when the county permit becomes approved and written permission to maintain drainage is obtained from residents. (We have contacted all of the affected residents with positive results without exception.) There are three properties on Creek Drive and three on Washington Drive in that category. Work on

Cross Road drainage and road construction will proceed with the Master Plan on receipt of the extended grading permit from AACounty.

It is very apparent that roads throughout the community need resurfacing in addition to the widening of some roads as called for in the Master Plan. As the Master Plan covers less than half the community's roads, the resurfacing project will call for a review of actual needs in the community and contracts to be let after that review.

Piers and Harbors

The boat ramp replacement is the big news. Phil Staller has led this rehabilitation project. Remaining work includes paving the parking area and replacing the dock. Permitting issues continue to delay work. However, the necessary elevation surveys to place distribution boxes are complete and the structure at the boat ramp installed. BGE will install the underground wire soon. (They're delayed by storm-related repairs.)

Beach

As noted above, the beach has lost considerable sand and fill from overwash and undercut during the storm. Several netting supports were broken off. Beach Chair Dan Craig will replace those supports with lag bolts. Dan is actively pursuing the necessary engineering review and permitting for sand replacement. If all goes well, OHCA should be able to use its own dredged material as a major source of beach replacement material.

Community Property

Report is on its way today

Security

An additional badged officer has been added to the security rotation.

Compliance

No report.

Creek Cross Connection:

Following the recommendation of Jeff Wolinsky (the consulting ecologist who made a preliminary survey distributed last month), McCrone, Inc. will survey the Creek-Cross Connection so that OHCA has an accurate map of the extension route. There is, at present, about 300 ft of graveled roadway extending from the Creek Drive pavement along the extension pathway. The built up roadway ends at a dense growth of phragmites. At the Cross Road end, there is less than about 100 ft of similar roadway. It also ends in dense phragmites.

Cedar Ave:

We are seeking maps and land titles for the actual property transfer from AOTB to OH, Inc. The map and title would establish the boundary as mapped and agreed to by both parties. There are 1893, 1933, 1950, 1957, and so forth maps each with different bits of information. It is probably a 1950 title that will be definitive.

Elections

The annual meeting will be held on 26th September at 7:30 at St. Anne's School. The annual audit will be presented and the annual election will be held. All of the elected officers (president, vp, secty, etc) and three board members will be voted in. A slate will be presented to the community via newsletter. It will be very like a ballot and will have space for write-ins both from the community and at the election.

Communications

The web site continues to be informative. The next newsletter should be out over the weekend.

The permit for erecting the fence at the back of Mrs. Thorne's house on Shore Drive was expiring in 2 weeks. The President had recently been approached by the fence provider and installer to request permission to install it immediately as they had a convenient construction slot. Since the community had voted on erecting the fence and the fence had been purchased, the President recommended that the contractor be instructed to erect the fence, soonest.

The President had been informed by the Vice President that lot holder constructing a house in the unpaved part of Cedar Ave had been informed by AACC that the road was now owned by AACC. The President was going to investigate this information.

The nominating committee had met and a panel of candidates for the election was being drawn up.

A proposal to adjourn was made by Mr. Kidd and seconded by Mr. Campbell and the meeting adjourned at 8.50pm.