

**LONG BEACH CIVIC ASSOCIATION**  
**Board of Directors Meeting**  
**Agenda for April 15, 2023**

**BOARD ATTENDEES:** Richard Wilder, Torben Huge-Jensen, Jolene Lauria, Mieke Rockhill, Paul Murdoch, Patti Oehmke

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**FINANCIAL REPORT**

The financial reports for March (attached to these minutes) were distributed to attendees and Cathy Collins explained every itemized transaction (disbursements and deposits). Cathy explained the road fee refunds: many hours were spent researching approximate 75 deeded covenants to examine the lots that were used for the frontage calculation for the fee. She found some properties (approx. 22) that were on corners and had always been charged for both the front road and the side road. The fees were adjusted so that the lot was only charged for the frontage road and if they had paid the road fees, a refund was issued. Another example of a road fee refund: a property is comprised of several lots that are deeded separately – the property owner combined all the lots into one and had registered the new deed. Some of the lots had fronted on a road that was not the frontage road and now those fees could be eliminated, a refund was issued. Cathy looked at many properties (approx. 75) 22 properties were analyzed for changes to road fees (i.e., if they lived on a corner lot and were charged for road fees on the side road). Cathy reported that there are currently 169 memberships (including one slipholder at Flag Harbor); there are 69 donations to date. Vote approved and accepted the financial statements.

**NEIGHBORHOOD WATCH REPORT/SECURITY UPDATE**

Debbie Berens reported that the Sheriff's Office said the problem with checks being stolen from the mail is slowing down but still use caution. National Night Out (NNO) is August 1<sup>st</sup>. May 8<sup>th</sup> the county is hosting a guest speaker about active shooter situations 6:30pm at the Harriet Brown Community Center (901 Dares Beach Road). She said that there were 3 overdose fatalities in February in Calvert County. Our new liaison officer will come to a meeting to answer questions, discussion led to possible dates in June or in the Fall. Calvert County Emergency Management identified 3 main concerns, the power plant, the gas plant, and hurricanes. Debbie said the safety meeting's attendees were complaining about the long waits at traffic lights in Prince Frederick and the County responded that it would cost \$1M to synchronize the lights and that is not in the current budget.

**OLD BUSINESS**

- **Road Paving** - Patti Oehmke and Richard Wilder provided an update. The LBCA received 4 bids, two were low and two were high, ranging in price from \$85,000 to \$323,000 for Phase I. Only one bid provided the amount of detail requested in the invitation to bid, this contractor also had great references. Richard and Patti will arrange for a meeting with this contractor within the next week to review the bid and find out if there is any way to gain efficiency in the project that will reduce costs. The LBCA has \$125,000 to work with for this Spring's project in Phase I. A road or two may have to be scheduled with some of the Phase II roads to keep the project within budget. The roads in Phase I that will NOT be completed this Spring will have their potholes repaired. When the potholes on our private roads were filled last month, Phase I roads did not receive pothole repairs because the intention was to have the potholes fixed as part of the Phase I work. One reason for the increase in price is because asphalt is tied to the oil market. When oil prices go up, the cost for asphalt goes up as well. Richard explained that this bidding process is to find the contractor who will partner with us over the coming years for each phase until the project is complete. The LBCA does not plan to enter into the bidding process each phase, once that partner has been selected.
- **Trash Vendor**- Richard acknowledged the efforts of Charlotte Wiles to help the LBCA with pricing for Trash Pickup at the beaches (currently with Evergreen). Charlotte obtained competitive pricing from a disposal Company (Amber) and their prices were the same as Evergreen. The LBCA decided not to change the vendor.
- **Yoga Class** – Patti Oehmke reported that the YOGA class is well-attended and the instructor, Sherry Benson, is really great. The program may be expanded to include an evening class. The YOGA classes will continue to be tweaked as the program develops. Patti encourages everyone to attend and for beginners to not be shy, as the yoga poses are adjustable to each person's abilities.
- **Arts & Crafts Festival** – Jolene Lauria distributed flyers for the Arts and Crafts Festival that is scheduled for May 6<sup>th</sup> at the community center. About 10 artists/crafters will have a vendor space at this fun event. There will be 3 Food trucks including one that just sells desserts. Paul Murdoch is coordinating the plant swap and Jolene plans to contact Jake's produce to see if he is interested in setting up a farm stand.
- **LBCA Logo/Apparel** – Jolene Lauria has not been able to get in touch with Beth Beighley to find out where Beth is in the process, but she knows Beth is working on it and will stop by her house to get an update.
- **Facebook**- Paul Murdock has had no luck getting access to existing facebook account; it is a very complicated process compounded by the fact that there is no way to talk with someone at Facebook to get the help he needs to change to administrator on the account. He plans to move forward with new account.
- **Bench Repairs** – Richard Wilder reported the bench repairs are done and look really great.

- **Graduation Banner** – Richard Wilder encourages everyone who has a graduate in the class of 2023 to send an email to the LBCA with that graduate's name. This year the LBCA is sharing the costs to have a Graduation Banner printed that will be posted on the community bulletin board at the end of May/beginning of June.

#### NEW BUSINESS

- **Spring Workday Projects** – we have a list of projects, and will find out from Georgia if the entrance to the community is in need of a refresh. Community Clean-up day is Saturday, May 20<sup>th</sup>. This year homemade BBQ will be provided to the volunteers for lunch.
- **Flag Harbor Tiki Bar** – An attendee asked if the board knew anything about a rumored Tiki Bar that is in planning for the Flag Harbor Marina. Richard Wilder stated that Wayne (Flag Harbor owner) is looking into a project like this as a benefit for slipholders and not as a venue like the Tiki bar in Solomons.
- **Kayak Racks** - an attendee asked if Kayak Racks were to be included in this year's workday projects. Richard Wilder explained that this subject is still under consideration, perhaps more for the North Beach than the South. South Beach has problems with finding a suitable location, there is more space at North Beach. Liability and insurance issues need to be considered.
- **Speakers at Meetings** – Paul Murdoch is working on engaging a speaker or two for this year's meetings. He proposed we try to obtain speaking services of Curt Larson who manages the Southern Calvert Land Trust (the SCLT owns a lot or two in Long Beach Community). Paul notified the meeting of an open house that features some very good speakers:
  - SCLT Open House on May 20<sup>th</sup>, hosted by Joanne Lynott at 178 Harbor Dr. in Lusby from 11-2pm. Featured speaker(s): Greg Bowen, Director of ACLT and Ralph Eschelman, past Director of the Calvert Marine Museum, paleontologist, historian. (See attached flyer)

ADJOURN – 11:00am Next Meeting is Spring Work Day on May 20th

Any questions on Road Fees or LBCA memberships can be discussed directly with members of the Board or sent to [LBCA@longbeachcommunity.org](mailto:LBCA@longbeachcommunity.org)

**SOUTHERN CALVERT LAND TRUST IS  
TURNING 21.  
NOW THAT WE ARE OF AGE, WE  
THOUGHT IT WOULD BE A GOOD TIME TO  
GET TOGETHER.**



So, we would like you to join us on Saturday, May 20<sup>th</sup>, to talk about our past work and our plans for future land preservation in our Calvert communities. Please join us for a light brunch between 11:00 AM and 2:00 PM at the home of our Secretary, Joanna Lynott at:

**178 Harbor Drive, Lusby, MD.**

We have invited Greg Bowen the Director of the American Chestnut Land Trust (ACLT) to talk to us about the continuing need for preserving open space in the county.

In addition, Ralph Eshelman, past director of the Calvert Marine Museum, paleontologist, historian, and eclectic troubadour, as well as my friend and colleague has been asked to provide his thoughts on the county history and needs for land preservation.

Please join us.

Curt Larsen, President SCLT, (mobile 410-322-8849)

Please RSVP to Joanna Lynott at [joannalynott@gmail.com](mailto:joannalynott@gmail.com)

Long Beach Civic Association, Inc.  
 General Ledger  
 As of March 31, 2023

01:07 PM  
 4/26/2023  
 Cash Items

Type	Date	Num	Name	Memo	Split	Post amount	Balance
<b>Community Bank</b>							<b>36,316.80</b>
<b>Total Community Bank</b>							<b>36,316.80</b>
<b>ESCROW ACCOUNT</b>							<b>1,200.00</b>
<b>Total ESCROW ACCOUNT</b>							<b>1,200.00</b>
<b>LBCA General Fund</b>							<b>28,857.48</b>
Check	03/01/2023	471	AMW Insurance Service	Invoice 222 Directors & Officers	6530 Liability Insurance	-811.00	20,146.46
Check	03/01/2023	473	Community Bank of Chesapeake	Match payment	-SPLIT-	-386.40	19,760.06
Deposit	03/01/2023				-SPLIT-	1,361.63	21,121.69
Check	03/02/2023	474	Cove Signs	6 new towing signs	5700 Security	-467.46	20,654.23
Deposit	03/02/2023				-SPLIT-	3,406.60	24,060.83
Check	03/03/2023		Constant Contact	Month statement	8010 Other Expenses	-45.00	24,015.83
Deposit	03/03/2023				-SPLIT-	1,100.00	25,115.83
Check	03/05/2023				-SPLIT-	977.20	26,093.03
Check	03/06/2023	475	Humphreys Warner & Assoc PC	2022 tax prep	6620 Federal	-450.00	25,643.03
Check	03/08/2023	476	Beaches Water Coop	14 page ad on Beaches Water Bill	8010 Other Expenses	-250.00	25,393.03
Deposit	03/14/2023				-SPLIT-	2,853.10	28,246.13
Check	03/14/2023				-SPLIT-	3,128.88	31,267.31
Check	03/15/2023	477	Edward Yurchik	pan clean & supplies	-SPLIT-	-150.01	31,117.30
Check	03/15/2023		Beaches Water Coop	February bill	6305 Water	-44.53	31,072.77
Check	03/15/2023		Debbie Bevers	doggie bags	5550 Repairs and Maint	-59.35	31,013.42
Deposit	03/15/2023				-SPLIT-	1,011.95	32,025.37
Deposit	03/16/2023				-SPLIT-	316.45	32,341.82
Deposit	03/17/2023				-SPLIT-	636.10	32,977.92
Deposit	03/20/2023				-SPLIT-	376.20	33,354.12
Check	03/20/2023		Edward Yurchik	February building	6391 Casual Labor	-150.00	33,204.12
Check	03/20/2023		SMECO SB	7373140000	5510 Lights	-17.04	33,187.08
Check	03/20/2023		SMECO NB	8429600000	5510 Lights	-34.31	33,152.77
Check	03/20/2023		SMECO Building	6429600000	6362 Electric	-266.00	32,886.77
Deposit	03/20/2023				-SPLIT-	850.00	33,736.77
Deposit	03/21/2023				-SPLIT-	100.00	33,836.77
Deposit	03/23/2023				-SPLIT-	900.00	34,736.77
Deposit	03/24/2023				-SPLIT-	300.00	35,036.77
Deposit	03/27/2023				-SPLIT-	1,015.00	36,051.77
Check	03/28/2023		Edward Yurchik	Month biding	6391 Casual Labor	-150.00	35,901.77
Check	03/29/2023		Edward Yurchik	supplies for March	6305 Maintenance/Repair	-70.43	35,831.34
Deposit	03/29/2023				-SPLIT-	930.00	36,761.34
Deposit	03/30/2023				-SPLIT-	550.00	37,261.34
<b>Total LBCA General Fund</b>							<b>37,261.34</b>
<b>LBCA ROAD FUND</b>							<b>78,990.87</b>
Deposit	03/01/2023			Deposit	-SPLIT-	2,726.42	81,717.29
Check	03/01/2023	1046	Dennis Fischer	refund on 2022 road fees	8010 Other Expenses	-102.89	81,614.40
Check	03/01/2023	1047	Sam Prestidge	refund 2022 road fees	8010 Other Expenses	-122.94	81,491.46
Check	03/01/2023	1048	Williams, Scott	refund on 2022 road fees	8010 Other Expenses	-21.15	81,470.31
Check	03/01/2023	1049	Christopher Randall	refund 2022 road fees	8010 Other Expenses	-53.03	81,417.28
Check	03/01/2023	1050	Michael Klok	refund 2022 road fees	8010 Other Expenses	-120.35	81,296.93
Check	03/01/2023	1051	Hubbard, Stephen	refund on 2022 road fees	8010 Other Expenses	-24.13	81,272.80
Check	03/01/2023	1052	Harbor Cottages	refund on 2022 road fees	8010 Other Expenses	-94.54	81,178.26
Check	03/01/2023	1053	George Gilbert	refund on 2022 road fees	8010 Other Expenses	-233.23	80,945.03
Check	03/01/2023	1054	Carmen Gilby	refund 2022 road fees	8010 Other Expenses	-208.20	80,736.83
Check	03/01/2023	1055	Dwyer, Yvonne	refund 2022 road fees	8010 Other Expenses	-47.69	80,689.14
Check	03/01/2023	1056	Rick Charis	refund 2022 road fees	8010 Other Expenses	-115.67	80,573.47
Check	03/01/2023	1057	John Blevins	refund 2022 road fees	8010 Other Expenses	-69.33	80,504.14
Check	03/01/2023	1058	Chris James	refund 2022 road fees	8010 Other Expenses	-71.62	80,432.52
Check	03/01/2023	1059	VOID	VOID refund 2022 road fees	8010 Other Expenses	0.00	80,432.52
Check	03/01/2023	1060	Clark Campbell	refund 2022 road fees	8010 Other Expenses	-82.97	80,349.55
Deposit	03/02/2023			Deposit	-SPLIT-	2,749.19	83,098.74