

MEETING MINUTES
THE PLACID BAY CIVIC ASSOCIATION BOARD OF DIRECTORS
January 2, 2024

Attendees: Joe Head, President; Dave Czako, Vice President; Jim Rogers, Treasurer; Daniel Clark; Mario Haggerty; David Roberts; Richard Smail; Kressha Sprung

Meeting commenced at 6:31 p.m.

Minutes of previous meeting were reviewed and accepted.

OLD BUSINESS:

Joe Head reported that the Breakfast with Santa was a wonderful event. He thanked members of the Board and volunteers for helping with the event. The children all had a wonderful time meeting Santa and getting pictures taken, and he indicated that the event is always one of the best sponsored by the PBCA each year.

Dave Czako updated activities on-going with the roads. He reported that Holly Way and Deux Rue roads continues. The next phase is coordinating with the State the construction of the easements.

Mr. Czako also reported that his discussions with the EMTs noted that--while they have fortunately not had calls to the boat ramp or the T-dock--the street addresses PBCA posted up and running properly on their GPS coordinates.

Jim Rogers sent the treasurer's report to Board members prior to the meeting. He presented a brief outline during the meeting. Mr. Rogers also reported that membership form applications/renewals are prepared and ready to be sent out. He indicated the only outstanding item is the core change for the keys. Mr. Czako indicated that he would take care of that after tonight's meeting.

Daniel Clark reported on his thoughts and written calculations about different ways to collect membership dues (monthly, yearly, cash, PayPal, etc.), and potential increases in membership fees. After much discussion, the Board agrees that the ideas are great, but each member needs to take some time to look through the data, to seek the treasurer's thoughts on the logistics, and to further discuss the issues at the February meeting so that a decision can be made about any potential changes before the March annual meeting.

Mr. Clark also reminded the Board about the discussion at the December meeting about driving around the neighborhood to solicit membership. The Board will set a date to do so at the February meeting.

Mr. Clark updated the information he has gathered on bids for sealing of the docs. The Board reviewed his bid draft and agreed on its terms with only minor changes. The bids are to go out January 3, 2024.

David Roberts updated the Board on the Shoreline Program evaluation and current status. He provided the Board with a letter and information which was sent to the PBCA when the Shoreline Program was initiated for Placid Bay. Pam Narney, a PBCA member provided Mr. Roberts with a booklet on evasive plants. The removal of evasive plants is under way. Mr. Roberts indicated that he will mark and apply what is necessary to deter growth this winter with the hope that there will be ample clearing of the evasive plants in the Spring.

NEW BUSINESS:

Joe Head reported that he spoke with representatives of St. Peters Church about the fire which took a good portion of their building right before Christmas. He offered the Event Venue to them should they need a place to hold services or other Church functions until they can get back into St. Peters. The representatives were grateful for the offer, but said that they had several offers and will probably not need to use the Venue. Mr. Head indicated that if that changes, to let him know.

Dave Czako reported that VDOT has increased the size of new road easements from 15 feet to 20 feet. While this will not affect easements already in place, all future easements must comply.

Jim Rogers reported that he received a call from RK Payne about servicing the new HVAC systems. The Board indicated that it was not necessary to budget two visits per year and there are currently no issues, so service is not necessary this year. Mr. Rogers will reply to their inquiry.

Daniel Clark thanked the Board for their quick reply to the second Girl Scout troop's request for use of the Venue for their meetings after they were displaced from St. Peters. They will meet at the Venue on Wednesday nights.

David Roberts reported that he found a roof leak at the Venue when he was putting Christmas decorations away. After a note to the Board, Mr. Czako volunteered his company's services and materials and made the necessary repairs.

Mr. Roberts also reported that the crab dock behind the Venue is in need of immediate repair. He called on volunteers by email and text messages to help with the repairs on Friday, January 5 at 10:00 a.m.

Richard Smail reported that a resident informed him about poor visibility while making a left on Albrough from the Lake. There are three pine trees there blocking view of vehicles coming up Albrough. He reported the resident's and his concern to VDOT and they responded saying that the trees are not in their right of way, so they could not remove them. He suggested that the PBCA notify the owner of the lot and ask the owner to remove them, or to allow the PBCA to remove them.

VISITORS PRESENT:

The following visitors were recognized and their comments/suggestions were taken during the topic of discussion as they were introduced on the meeting agenda.

Donna Bisson reported that many of the contractors are significantly damaging the roads with trucks, construction materials and while placing their dumpsters on the road ways. Mr. Czako replied that he will look into the matter. Ms. Bisson also suggested that raising membership rates may keep many folks from joining.

Frank and Sue Clark commented that a contractor had dumped a pile of cement off of Lake Drive.

Timothy Dunaway

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Earl and Angela Sanford reported that the water company notified them that if they do not get a check-valve installed to prevent water backflow, they will have to cut off their water. They asked the Board what they could do, as this was the first notice they'd received. Mr. Czako informed them that the water company is a private entity, and that six months ago, a ruling was adopted that a check valve must be placed on the homeowner's water line. Visitor Jack Bamba outlined the process of having a check valve installed. When Mr. and Mrs. Sanford inquired what steps they should take, Mr. Czako suggested they contact a plumber. Mr. Clark indicated he would send to them a list of plumbers.

With no more business to address, the public session of the Board meeting was adjourned at 7:55 p.m.

THE PRESIDENT THEN ANNOUNCED, "ONLY MEMBERS OF THE BOARD OF DIRECTORS MAY BE INCLUDED IN THE FOLLOWING PRIVATE EXECUTIVE SESSION. ALL BUT BOARD MEMBERS ARE THEREFORE ASKED TO DEPART THE MEETING PLACE."

Minutes of the public portion of this meeting were drafted by Secretary for the PBCA Board, Karen Roberts