

MEETING MINUTES
THE PLACID BAY CIVIC ASSOCIATION BOARD OF DIRECTORS
August 4, 2025

Attendees: Dave Czako, President; Karen Roberts, Secretary; Richard Smail; Frank Clark and new Board members, Tim Minor, Nancy Minor and Timothy Massey (voted in for Vice President)).

Not in Attendance: Jim Rogers, Treasurer

I. MEETING CALLED TO ORDER BY THE PRESIDENT AT 7:00 PM

The minutes of the July 2025 meeting were approved.

II. BOARD MEMBER REPORTS ON OLD BUSINESS AND NEW BUSINESS

OLD BUSINESS

Dave Czako (President) provided an update on the status of his meeting with the County Attorney and Administrator on increasing the Sanitary District's services for our recreational properties. The consensus is that Placid Bay Estates residents and the PBCA are unable to maintain these amenities with current PBCA funds. A tax increase for Placid Bay residents and landowners would amount to a \$50-\$75 fee per year.

Mr. Czako also provided an update on road work in Placid Bay. He reported a broken culvert on Birch and Lakeview needs emergency replacement, and they are currently working on a repair contract with the Sanitary District. The County is also reinstating the regulation that all new culverts on Sanitary District roads must be concrete as plastic culverts do not hold up. He reported that the Holly Way drainage problem is the property owner's responsibility and that work on the north side of Circle Lane is currently not being funded. The Post Office has agreed to permit residents on Circle Lane to relocate their mailboxes to the front of their property now that the road has a return loop.

Jim Rogers (Treasurer) provided the full Treasurer's Report via email to Board Members prior to the meeting. Mr. Czako provided a summary of the report.

Karen Roberts (Secretary) reported on the success of the Family Fun Day event. She provided the Board with a list of last year's events and inquired about events the Board wishes to sponsor this year. The Board and the visitors present were not interested in last year's Kayaking on Creek. The Chili Cook-off and Halloween Boo-Bash in October, and Breakfast with Santa in December are still under consideration for the remainder of this calendar year. The Board will revisit events beginning in January.

Frank Clark provided an update on the mill stone repair. He said the workday was successful with seven volunteers. The old mill stone was capped with concrete and cure time will be several weeks. Mr. Clark also reported that the plan is to move the grist mill stone on the ground at the Venue to the base of the flagpole with the other mill stones.

Building and Grounds Chair, David Roberts provided updates on work to be done including: removing and burning the brush pile at Chrystal dam; grading the two parking lot high spots; the wood post at the boat ramp is 29 inches and may need to be moved to provide handicap access according to ADA regulations; the wash out on Lake Drive was inspected with a VDOT District Engineer and Environmental Specialist and will need a wet land permit to do anything, including removing the old concrete pipes. A coffer may also be required due to constant flow of water; Turtle Lake dam was cleaned by VDOT but will need continuous cleaning.

NEW BUSINESS

Dave Czako (President) asked if any of the visitors present at the meeting would like to join the Board. Nancy Minor, Tim Minor and Timothy Massey volunteered. A motion was put forth to accept the new Board members, which was seconded and approved. Mr. Czako then asked Board members if anyone is interested in filling the Vice President position from which Jack Bamba had resigned at the July meeting. Mr. Massey volunteered for the position. A motion was put forth to accept Timothy Massey as Vice President, was seconded and approved. All the new Board members joined the Board at the table to continue with new business.

Mr. Czako also reported that the road culvert from road washes is being done on Shorewood. There is currently no money for work on Circle Lane.

Karen Roberts (Secretary) reported on her posts asking what events/activities Placid Bay residents are interested in this year. Many suggestions were made, but most were for a Bible study and for BINGO. She reported that Bible study was doable. She was in touch with the Gaming Commission, and they require registration with a \$200 fee to hold BINGO games. She asked Board members and visitors if anyone had information on non-profits' rules on holding BINGO. Mr. Massey indicated that the volunteer fire department is looking into holding BINGO games and is required to register and pay the fee as well. Mr. Czako asked Mr. Massey if he could provide Ms. Roberts with the contact person at the firehouse to see what they are doing.

Ms. Roberts also said that she would like to send a post out to gather contact information for drafting a list of local services (photographers, event planners, caterers, etc.) to add to the Event Venue information on both the Website and on the Venue flyer as information for potential renters.

Building and Grounds Chair, David Roberts, said the new business he has is normal maintenance of the Venue and grounds.

III. ACKNOWLEDGE AND ADDRESS VISITORS

The President welcomed visitors who wished to address the Board. The following visitors attended the meeting:

Gregory Danvers; Virginia Danvers; Todd Porthouse; Timothy Massey; Julie Burks; David Roberts; Sue Clark; Nancy Minor; Tim Minor; Kate McNamara; Darlene Keating.

Mr. Czako presented to and thanked Julie Burks for her inquiries and suggestions for improvement of PBCA work presented at the July meeting. (A copy of which is attached to these Minutes.) A brief discussion was held about her list, and other visitors and Board members agreed with her findings that the PBCA is not known well in the Placid Bay Community and that communication needs to be other than through Facebook and Nextdoor which are rarely visited by many. Mr. Czako also thanked Ms. McNamara for her draft letter to Placid Bay Residents. He suggested that the Board wait until there is more information on the work of the Sanitary District before sending out a letter so that only one mass mailing will be required.

IV. WITH NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 7:59 PM