

MEETING MINUTES

THE PLACID BAY CIVIC ASSOCIATION BOARD OF DIRECTORS

September 8, 2025

Attendees: Dave Czako, President; Timothy Massey, Vice President; Jim Rogers, Treasurer; Karen Roberts, Secretary; Richard Smail; Frank Clark; Tim Minor; and Nancy Minor.

I. MEETING CALLED TO ORDER BY THE PRESIDENT AT 7:03 PM

The minutes of the August 4, 2025, meeting were approved.

II. BOARD MEMBER REPORTS ON OLD BUSINESS AND NEW BUSINESS

OLD BUSINESS

Dave Czako (President) updated road work for Circle Lane, Azalea Lane and Birch Lane. Currently there is no work being done on Circle or Azalea Lane, but the Birch Lane washout is under contract. He also provided updates on his communications with the County Administer and Attorney regarding the increase in the Sanitary District's work in Placid Bay Estates. The information he received is that the PBCA may go ahead with prospective plans, but there is currently no guidance from the County on how to go about any changes so we will need to wait for more clarification. Mr. Czako also indicated that the Board should be in touch with Jack Bamba regarding the status of Venue deck repairs and a cost analysis of also adding a roof for the deck.

Jim Rogers (Treasurer) provided the full Treasurer's Report via email to Board Members prior to the meeting and updated it in brief at the meeting. Mr. Czako asked Mr. Rogers when the last fuel oil fill was done. The Board will investigate the current levels as it has been nearly a year since the last fill. Mr. Rogers also noted that he was unable to contact the Treasurer's office to find out the current balance of Sanitary District funds available to Placid Bay.

Karen Roberts (Secretary) reported that the Bible Study group is moving forward. The preferred Bible Study dates, and time will be coordinated with Venue scheduling and then advertising will begin. Ms. Roberts also reported that the Mobile Library made their first Monday appearance at the Venue parking lot and they plan to be at the Venue every Monday from 1:30-3:00 p.m. She also informed that she has started a directory of services to add to Venue information for renters and the public response so far has been very favorable.

Frank Clark updated the Board on completion of the millstone repair. Volunteers also removed the millstone which was located at the Venue and placed it under the flag in the area with the other millstones. He thanked all of the volunteers who helped bring the project to fruition.

Building and Grounds Committee Chair, David Roberts: reminded the Board that the brush pile on Chrystal Lake Dam should be removed or burned. Vice President, Timothy Massey said the Fire Department would do the burning as training for the firefighters. Mr. Roberts also reminded the Board that the parking lot should be graded to level out high and low points. Board members will investigate getting it done with more volunteer assistance. Mr. Roberts reported that VDOT cleared the brush around the STOP sign at the end of Forest Grove Road, and that VDOT work order 2091419 on the 200 block of Lake Drive is still pending as VDOT will need a wet land permit to do any work.

NEW BUSINESS

Dave Czako (President) provided an update on his conversation with the new owner of the Campground. The owner indicated she will meet with her legal team to draft an agreement to open their property for use by Placid Bay residents. Mr. Czako also briefed attendees on a landowner in Placid Bay who would like a variance on her little house. He reminded the Board and meeting visitors that, while the County no longer has regulations against smaller houses, the PBCA Covenants mandate at least 400 feet of floor space for homes in Placid Bay and that the PBCA Covenants take precedents over Placid Bay home construction.

Timothy Massey (Vice President) asked about the Board's and visitors' interest in hosting a CPR and Stop the Bleed instruction by the Fire Department for Placid Bay residents. All in attendance were interested, so it will be addressed when more information is available at the next Board meeting.

Karen Roberts (Secretary) asked for updates on events to be PBCA sponsored in October. The Board and visitors suggested we skip the Chili Cook-Off this year. She reported that she will contact Charlette to get the BOO-Bash on the calendar. Ms. Roberts also asked about a budget for the BOO-BASH and was informed by Treasurer, Jim Rogers that the general policy for all events sponsored by the PBCA was agreed upon at \$200. She asked about Breakfast with Santa and suggested the PBCA should start working on that soon. Mr. Czako said the Firehouse is also planning on a Breakfast with Santa event. Visitor, Julie Burks, suggested the two groups work together on the event. Mr. Massey agreed and indicated he would learn from the Firehouse Auxiliary their plans and report on them as soon as information is available so that the PBCA can collaborate with them.

Richard Smail reported on grass cutting by the County. He suggested some brush cutting work needs to be done on the Short Way Dam, and that he anticipates with the weather changing, there will likely be only two more cuts this season. Mr. Smail also asked for more information on the Bible Study Group and Ms. Roberts said she would coordinate plans and availability with him so that the PBCA can move forward with getting the event on the calendar and advertising.

Frank Clark reported that the Board has made three separate attempts to purchase a riding lawn mower for use on the Venue and dams in areas that are currently not being serviced by our contractor. One of the mowers was a "no show", one was damaged beyond repair, and the third was already sold. He thanked all who assisted with potential pickups and use of trailers! He suggested that the Board vote to authorize \$800.00 for purchase of a riding lawn mower. A motion was put forward for purchase of a riding lawn mower for \$800, the motion was seconded and approved by the Board.

Nancy Minor suggested changing the wording on the large letter sign for the Board's monthly meeting to be more inclusive. She suggested: OPEN BOARD MEETING. MEET YOUR NEIGHBORS. ALL WELCOME. A discussion ensued among Board members and visitors. The steel letter sign will have to be moved to another location or replaced, as there is a buyer for the property where it is currently located. Frank Clark indicated he could help get any kind of sign. The consensus was that a solar battery-operated digital sign might be better if the PBCA can find a place for it which is in line with County regulations and which does not disturb nearby residents. Board members will further investigate purchase of a digital sign.

Building and Grounds Committee Chair, David Roberts: reported that his new business is normal maintenance of the Venue. He also indicated that there are some invasive vines covering the grassland shoreline and must be removed per State requirements. He reported that he did spray some of the invasive plants. Tim Minor suggested he would also take a look and see if he can help.

NEW BUSINESS, continued

Placid Bay Event Venue Rental Coordinator, Charlette Queen: Asked the Board to vote on approval of the Girl Scouts' annual contract. A motion was set forth to approve the contract, the motion was seconded, and the contract was approved by the Board. Ms. Queen also asked the Board to consider adding a clean-up fee as a separate item for the winter rentals. The Board discussed the current rental process and after some deliberation a cleaning fee of \$75.00 would be added to the rental instead of as a separate item. Final voting on the issue was tabled until the Board meets to discuss rentals before the January winter season begins.

III. ACKNOWLEDGE AND ADDRESS VISITORS

The President acknowledged and welcomed visitors who wished to address the Board. The following visitors were present at the meeting:

Sue Clark, Kate McNamara, Julie Burks, Dottie McCarthy, Bob McCarthy, Todd Porthouse.

Ms. Burks requested time to get updates on her discussions and recommendations which were reviewed at the August meeting. She asked about offering Board Zoom meetings. A discussion ensued. Given the nature of the recordings, Frank Clark suggested a NEXT camera. The Board agreed. Frank and Sue Clark will donate a NEXT camera so that PBCA can offer meetings online. Ms. Burke also recommended to the Board that the PBCA advertise on the local radio station. She reminded to the Board that she understood a letter to Placid Bay residents was going out by October. With little information from the County, Mr. Czako felt it was best to wait. Ms. Roberts suggested that perhaps sending the letter out with: a welcome to new residents: mentioning where we are in our discussions regarding the Sanitary District taking on more maintenance of Placid Bay's amenities (with little detail more of a "heads up"); and stressing the importance of all Placid Bay residents' attendance at Board meetings so that every voice is heard before any final decisions are made.

Bob McCarthy reported that he had sprayed some lily pads again on Placid Lake. A member inquired about other areas where there is significant lily pad growth. He suggested that since the chemical used is quite expensive, the PBCA wait until it is known how well the past treatments have worked.

IV. WITH NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 8:01 PM

These minutes were drafted by Karen Griffin Roberts, PBCA Secretary