

MEETING MINUTES

THE PLACID BAY CIVIC ASSOCIATION BOARD OF DIRECTORS

October 6, 2025

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

Not in Attendance: Tim Minor; Timothy Massey

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

The minutes of the September 8 meeting were approved.

II. BOARD MEMBER REPORTS ON OLD BUSINESS AND NEW BUSINESS

OLD BUSINESS

Dave Czako (President) reported that road work and culvert repairs are ongoing, particularly on Lakeview at this time. He also indicated that he is waiting for more guidance from the Sanitary District on establishing a recreational district in Placid Bay Estates. Mr. Czako also reported the residents on Circle Lane, Woodbine and Woodmont will be responsible for moving their mailboxes in closer proximity to their homes when the USPS gives approval. Mr. Czako also reported he is waiting on estimates for replacement of the Venue deck and roof. He also indicated that he is waiting for a reply from the Campground owner regarding the collaboration of their facilities and those of Placid Bay Estates.

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. He reported that he has requested, but has not yet received, information on the current balance of the Sanitary District's funds available to Placid Bay. Mr. Rogers indicated that, once the PBCA learns what the total funds are available, that the funds currently available under maintenance should be used for road repair.

Karen Roberts (Secretary) reported that the Bible Study will be posted when the final dates and study themes are set with facilitators, Rich and Cecelia Smail. Ms. Roberts also reported that the Mobile Library notified her that they would be in Placid Bay at the Event Venue every other Monday rather than every Monday. They indicated they will provide a formal schedule and posters for future visits. She also reported that a copy of the draft Event Venue Directory of Services was provided online to the Board prior to the meeting and it is ready for posting. While we are still receiving requests to be included in the directory, the Board suggested she post it as it is currently, and then add vendors as she receives additional requests.

Frank Clark reported that now that the Chrystal Lake dam brush pile has been burned, plans are underway to level the dam with dirt piles and seed it with assistance from volunteer(s). He also reported that PBCA is still looking for a trailer and a riding mower to work in recreational areas that are not serviced by the PBCA's lawn service.

Rich Smail reported that the County is unable to locate the dam reports to learn when services were last rendered. He also reported that Short Way dam brush still needs to be cut by the County and that he contacted them a month ago but has not yet received a reply. He will contact them again. Mr. Smail also reported that the wheelchair accessible opening requested by a resident at the boat ramp has been completed.

OLD BUSINESS, CONTINUED

Nancy Minor reported that Tim Minor cut the grass around the letter sign.

Building and Grounds Committee Chair, David Roberts reminded the Board that the parking lot should be graded to level out high and low points. He also reported 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 and that he has received updates. Mr. Roberts Reported that the oil tank is at 24" – 2/3 full=xxxx gallons and inquired whether it should be refilled. The Board members' consensus is that the Venue does use a lot of oil in the winter, and a decision was made to get it filled. Mr. Roberts also updated the Board on brush cutting at Lake Diaboleux and Albrough Blvd.

NEW BUSINESS

In his absence, Dave Czako (President) reported for **Timothy Massey (Vice President)** that the Fire Department is considering offering to the Placid Bay community CPR and Stop the Bleed instruction, although there are not final details at this time. Mr. Massey also suggested the PBCA sponsor a toy drive for families in need in Placid Bay. People interested would "adopt" a family. The Board agreed and suggested the PBCA solicit information from the County and school systems to learn which families would most benefit from the drive. Sue Clark indicated she would be interested in helping with the drive.

Jim Rogers (Treasurer) reported that the PBCA books are due for audit. He asked the Board who would like to accompany him during the audit. Board members asked him to provide more information on the due date and indicated they would be available. Mr. Rogers also indicated that the Board should start considering changes in winter rates for rental of the Venue. The Board agreed to discuss the topic at the Board meeting in November.

Karen Roberts (Secretary) reported that the Boo-Bash is scheduled for Sunday, October 26, 5:00-7:00 and is a free event for Placid Bay residents and their guests. She sent an email to call for volunteers, and she received only one response. Obviously, the success of the event requires more volunteers. She reported that there are enough activities to keep everyone busy including crafts, games, boo-tent. We still need someone to purchase the food, take pictures, to cook, and several people to set up and clean up. We also need several volunteers to hand out candy. The Board proposed the idea of having trick or treat in the pavilion and other activities inside.

Nancy Minor reported that she and Karen have been reviewing the welcome and Sanitary District letter to go out to residents of Placid Bay. The letter is an invitation to everyone to come to meetings to learn more about what is happening. The Board members asked her to pass the draft letter to them for review.

Building and Grounds Committee Chair, David Roberts suggested to the Board posting information on the number of people permitted on Venue deck. He recommended posting occupancy capacity for 50 people. A discussion ensued and the final decision was made to post a sign on the deck. Mr. Roberts also reported that there is a roof gable which is floating at the shoreline which needs to be removed. He suggested the boat ramp needs a wood post to prevent trespassing and that the brush cutting along the guardrail and Lake Diaboleux has begun. Mr. Roberts also reported that he learned that Westmoreland County zoning allows only one sign in the entranceway to a community and cannot be internally luminated.

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, Dottie McCarthy, Jason, Susan Perry, Kathleen Luper, and William Burns.

Jason indicated that he is concerned with teenagers speeding through Forest Grove, Birch Lane and Clearview on dirt bikes at all times of the day and night. The Board suggested he call the police, and he reported that he has done so. He asked if there was any way a Board member could contact the police and ask about additional police presence in the area. Mr. Czako indicated he would contact the Sheriff's Office.

William Burns recommended cameras on the street to monitor the activities. He suggested since there is only one way to come into and to leave Placid Bay the cameras would help monitor the area in the event of vandalism, or other policing matters. A discussion ensued on safety issues in the area and suggestions were considered for a Safety Night at the Venue, and a neighborhood watch.

IV. WITH NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 8:05 PM

These minutes were drafted by Karen Griffin Roberts, PBCA Secretary