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## ***MEETING MINUTES***

### ***THE PLACID BAY CIVIC ASSOCIATION BOARD OF DIRECTORS May 4, 2026***

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**Attendees:** Dave Czako, President; Jim Rogers, Treasurer; Secretary, Vacant; Richard Smail; Frank Clark; Tim Minor; Nancy Minor.

Not in Attendance: Timothy Massey, Vice President

**I. MEETING CALLED TO ORDER BY THE PRESIDENT AT 7:06 PM**

The minutes of the March 2026 meeting were approved.

**II. BOARD MEMBER REPORTS ON OLD BUSINESS AND NEW BUSINESS**

**OLD BUSINESS**

**Dave Czako (President)** Pot hole repairs completed by VDOT. Millings were also added. Deck estimates and roof installation ongoing. Met with camp ground recently. No agreement reached regarding access. No response from Post Master to date.

**Timothy Massey (Vice President) was unable to attend the meeting. Mr. Czako spoke on his behalf.** Mr. Massey asked to relay that the Fire Department hopes to reschedule Stop the Bleed/CPR Training to April 2026.

**Jim Rogers (Treasurer):** Nothing to report

**Secretary (position vacant until filled):** Charlette Queen took notes for this meeting. Nothing to report.

**Richard Smail:** County continues to cut grass on the damns. Plans to replace signs on the damn.

**Frank Clark:** Confirmed that board approved purchase of grill for Chrystal Lake.

**Building and Grounds Committee Chair (Position vacant until filled)**

**Nancy Minor (report made by Tim Minor).** Nothing to report

**Tim Minor report:** Nothing to report

**NEW BUSINESS:**

- President reported that efforts to repair road damage is ongoing. Recently met with the County and VDOT to discuss budgetary issues. All revenue sharing and funds allocated to the sanitary district are secure. Overages in the amount of \$80,000 were encountered from easement work on Holly Way. VDOT failed to engage or seek approval from Sanitary District or Placid Bay regarding the easement work or the additional charges. President has requested that VDOT pay for the overages.
- Cost increases are being incurred due to the rapid construction in the Placid Bay
- Lakeview, Birch, Woodmont, Hickory and Pinewood slated to be paved next. Currently, interviewing with engineering firms.
- Seal coating process has been initiated for Holly Way
- Builders are responsible for bringing unpaved roads up to standard at the completion the building process however builders have failed to comply. President asked county to impose an impact fee of \$5,000 for any new builds in Placid Bay. County was not in favor of charging builders. Will continue to request that builders be charged road impact fees

### **Buildings and Grounds:**

#### **Treasurer Report:**

- Six month CDs coming up for renewal and roll over
- \$5,000 payment for boat ramp
- Cash assets in the amount of \$70,000 - \$30,000 must be maintained as a cash reserve
- \$3,499 for insurance renewal
- Budget prepared for annual meeting
- Approximately \$18,000 to \$20,000 annual expense to maintain community clubhouse.
- Decals and boat ramp keys ordered for 2027
- Postcard mailers sent out announcing meeting

#### **Secretary Report:**

- Annual Meeting scheduled Saturday, May 16, 2026 at 10:30 am. Picnic to be held after meeting. Meeting announcement to be posted on FACEBOOK and Next Door.
- Rich Smail expressed concern regarding declining membership within the community.
- Dave Czako to extend invitation to annual meeting to Board of Supervisor representative, Woody Hynson
- Dave Czako will erect banner announcing annual meeting Friday
- Library book mobile will park at clubhouse every Tuesday or Thursday

#### **Rich Smail Report:**

- Important to pursue additional sources of funding to maintain community – roads, clubhouse, dams and other amenities. Growing memberships, charging builder road fees; encouraging resident participation and engagement.

**Frank Clark Report:**

- Nothing to report

**Tim Minor Report:**

- Nothing to report however he did request that Board of Supervisor representative be invited to annual meeting. That residents extend an invitation via email or call representative
- President will extend invitation to other county representatives to attend annual meeting
- President reported that Placid Bay is expected to expand to 1,300 homes, within next two years it is expected that 300 new homes will be built.
- President reported that during annual meeting residents will discuss turning over management of Placid Bay to the sanitary district. A fixed rated fee/tax would be charged for each lot. This would generate \$200,000 annually which would be used for road maintenance, playground installation, and other things needed to maintain the community.
- Placid Bay will maintain control of the community. The goal is not to dissolve the board or allow the state to take control of management of Placid Bay.

**Nancy Minor:**

- Reported that cement block work on the boat ramp is almost completed

**Other Business:**

- Annual meeting preparation
  - Old minutes to be approved during annual meeting
  - Agenda to be drafted for meeting
  - Election of board members, election of officers
    - Open new meeting and business
    - Approve previous meeting's minutes
- Membership table
- Lunch menu
- Meeting set-up

Meeting adjourned at 8:05 pm.