



The Cape Anne Tide

Next General Meeting
Saturday, April 26, 9 a.m.
The Pavilion

Key Reason to Meet – Board Elections

April 2025 CACA President's Message

Hey Cape Anne, Spring is finally upon us and so is our annual cleanup day, so if you can please attend the meeting as we will start right after. Also, it's time to vote on the existing board members and to see if anyone would like to join the board as a director, we are still short of 1 person. If you know a neighbor that would be a good fit, please have them reach out to me or attend the upcoming meeting. Also, you might have noticed the pavilion now has a new roof, thanks Darcy for getting that done. We still have more projects in the works, and I look forward to seeing everyone.

Ryan Hostetter, President

Cape Anne Spring 2025 General Meeting
April 26, 2025, 9 a.m.
The Pavilion
Proposed Agenda

1. Call to Order
2. Welcome new members & residents
3. Review minutes of 12/07/24 General Meeting, as published in The Cape Anne Tide
4. Review Treasurer's Report, as published in The Cape Anne Tide
5. Board Report
6. Harbormaster Report
7. Committee Reports
 - a. Facilities & Maintenance
 - b. Special Events
 - c. Community Outreach
 - d. Plants Committee
 - e. Web Site and Facebook
8. Old Business
 - a. Long-term projects
 - b. South County Coastal Resiliency Project (Dredging)
9. New Business
 - a. Elections
 - b. Community projects
 - c. Community suggestions
10. Adjournment

Proposed Election Slate

Two-year term ending April 2027:

Vice President	Vacant
Treasurer	Mark Smith
Director	Darcy Scott
Director	Brad Mendez
Director	Liz Sequeira

CAPE ANNE CITIZENS' ASSOCIATION
GENERAL MEETING
December 7, 2024, Minutes

Treasurer Mark Smith chaired the meeting in President Ryan Hostetter's absence. Mark called the meeting to order at 10:07 a.m. Attendance was noted on a sign-in sheet circulated during the meeting.

Meeting Minutes- Minutes for the September meeting, as published in the Tide, were accepted by acclamation.

Treasurer's Report – The FY 2025 First Quarter report, as published in the Tide, was accepted by acclamation.

COMMITTEE REPORTS

- Treasurer's Report – Bank balances as of December 6, 2024, are checking, \$46,639.20; savings, \$363.39; CD, \$5,000; and marina, \$15,203.96. Accounts total \$67,206.55. The county approved the FY 2024 audit and released the first FY 2025 tax payment, which has been received and deposited. The county requires an audit every four years, and FY 2024 was an audit year. We looked at having the audit done by a CPA but two declined and one requested \$7,500 for the work. We thank Stephen Denney, Bev Rogers and Lisa Hall for serving on the community audit committee. They reviewed all the financials and submitted a report to the county. Our receipt of the tax check from the county means the audit was approved. The budget request for FY 2026, covering July 2025 through June 2026, is published in the Tide. The Board recommends keeping the tax rate the same as last year at \$275; increasing Administration from \$5,000 to \$6,000; Maintenance from \$28,000 to \$38,500; Recreation from \$2,500 to \$3,500; and Funds for Future Use at \$27,779. Maintenance includes lawn and leaf mowing and tree work. Funds for Future Use include projects like the swim pier and pavilion repairs. The budget was approved unanimously.
- Maintenance – The benches at North Shore and Great Oak have been repaired and painted. Four new picnic tables were purchased to replace the damaged tables at the pavilion. Two downed trees were removed, one in the Hidden Parkway between Great Oak and North Shore parkways and the other on Broadwater Parkway. We've had some savings in the mowing contract, not needing as many cuts due to the dry weather. We're getting quotes for replacing the pavilion roof. We're getting information on the work required on the swim pier. Support must be added at the entrance, through the rocks. The stringers under the decking need work. This is more than community volunteers can handle. It will be heavy work in the water and mud. We may possibly get a contractor to do the heavy work and have community volunteers handle the redecking. We will need piling caps to protect the pilings from decay. We'll continue the discussion in future meetings.
- Harbor Master – The pier is in good shape. We will flip a few boards and restrain the pier. We look forward to the dredging project to renew interest in pier slips. Some gravel under the pier and on the ramp has washed away, will keep an eye on that and replace as needed. We will continue with the

installation of piling caps and look at replacing them with black instead of white caps. With the present use we expect to have four slips available. Dredge material from the creek will go to the South County Erosion Control Project Site 1 between Cape Anne and Franklin Manor. The county and Bayland have been using the boat ramp as they survey conditions for dredging in the creek.

- Special Events – We'll have a holiday happy hour at the pavilion next Saturday afternoon, a nice chance to catch up with neighbors.
- Community Outreach – Robbie Curry is developing the Cape Anne Connectors program, originally called loop captains. Let Robbie know if you would like to be a connector for your immediate neighborhood.
- Plants Committee – We planted trees on Broadwater and plants along the Broadwater shoreline. Thanks to all the volunteers who assisted. The plants were purchased through a grant from Unity Gardens. We're working to spread wood chips around the trees in our parkways, to provide a healthier environment for the trees than the lawn does. We get wood chips from tree work in the neighborhood, at no cost to the community. We are looking at some planting in Battee Circle around the sign and Little Free Library.

OLD BUSINESS

- Speeding on Battee – Report delivery drivers if you see them speeding in the neighborhood.

NEW BUSINESS

- Playground – Lisa Hall has raised the possibility of a playground for our children and has agreed to research what would be required. George Donohue investigated this several years ago and some issues to consider are industrial strength equipment, matting under the equipment, and insurance.

The meeting was adjourned at 10:56.

Respectfully submitted,

Lyla Baumann, Secretary
Cape Anne Citizens Association

Cape Anne Citizens Association, Inc.
Financial Report FY 2025 (Qtr 1) as of December 31, 2024
(Fiscal Year July 1, 2024 through June 30, 2025)

County Tax Funds (Truist)			
Balance Forward	9/30/2024	Checking	\$ 19,962.65
		Savings	363.39
		CD	<u>\$ 5,093.06</u>
			\$ 25,419.10
Income (+)	County Tax Funds		\$ 28,359.00
	Other		\$ 1,540.00
	Interest		<u>\$ 0</u>
			\$ 29,899.00
Expenses (-)	Administrative		\$ 1,473.54
	Maintenance		\$ 2,173.79
	Recreation		<u>\$ 1,013.66</u>
			\$ 4,660.99
Ending Balance	12/31/2024	Checking	\$ 45,200.66
		Savings	\$ 369.39
		CD	<u>\$ 5,093.06</u>
			\$ 25,326.04

CACA Boat Owners Assoc. (Truist)		
Balance Forward	9/30/2024	\$ 15,203.96
Income (+)		\$ 0
Expenses (-)		<u>\$ 0</u>
Ending Balance	12/31/2024	\$ 15,203.96

Prepared by Mark Smith, Treasurer

Treasurer's Report

We have received the first tax funds check from the county. The pavilion roof replacement cost \$10,089.46. The shore erosion control budget submittal was returned for minor errors. It has been resubmitted, and Mark is working with the county to confirm the specifics of the loan.

Harbor Master

We are getting some interest in slip renewals. Please contact Mike if you would like to renew your slip rental or rent a new slip. We will clean and stain the marina pier this spring. Timing is weather dependent, so you may see a Facebook post looking for volunteer assistance in the next few weeks. We will try Bird Be Gone, an octopus-like structure that deters birds by movement. They are used at Herrington Harbor North. We'll add some stone around the pier and gravel on the ramp. We won't change the keys for the ramp unless see problems.

Committee Reports

Facilities and Maintenance

We will renew the mowing contract and have one early cut to take care of any leaves left through the winter. The pavilion roof has been replaced, and the pillars will be painted. The Little Free Library box at the circle will be rebuilt larger to accommodate more books as well as children's books. We hope to add a small bench in the area.

Special Events

We need a volunteer to coordinate special events. It's not too early to start planning for the crab feast this fall. Please let us know if you would like to work on the committee. We have records from last year's events as guides.

Plants Committee

We're having a clean-up and projects day on the 26th, after the meeting. Work will include spreading wood chips on Bay View, North Shore and the circle; clearing ivy from trees on North Shore and Cherry Blossom; and removing the planting box at the sign at the entrance to Cape Anne. That area floods so often that it is hard to maintain plants there. We'll work on a more permanent solution. More information on projects will be posted on Facebook. And we'll have a pizza party after the work is done.

Website and Facebook

The website is available at capeanne.org. The Tide and CACA bylaws are posted here. The Facebook page is Cape Anne Community. Items of community interest may be posted here.

Community Outreach/Cape Anne Connect

Cape Anne Connect is our new neighborhood communications system to welcome new residents and provide information on Cape Anne; and to better maintain contact information and communication for community events and emergencies. Robbie Curry is assembling a team to represent each neighborhood, and needs volunteers for Wildwood, Battee, and West Carvel. Please let him know if you would like to represent your neighborhood.

Old Business

Long Term Projects

The pavilion roof has been replaced, and the pillars will be painted. We are still working on repairs needed to the swim pier and the North Shore bulkhead.

New Business

Elections

We will hold elections for Board officers and directors at the meeting, for two-year terms expiring in April 2027. Please let Ryan know if you are interested in serving on the Board.

<u>CACA Officers and Directors</u>		<u>Until</u>	<u>Phone Number</u>
President	Ryan Hostetter	4/26	443-852-8385
Vice President	Vacant	4/25	
Treasurer	Mark Smith	4/25	914-672-7731
Secretary	Lyla Baumann	4/26	667-231-5416
Director	Darcy Scott	4/25	202-669-7340
Director	Joan Liddy	4/26	802-673-0441
Director	Brad Mendez	4/25	708-990-4908
Director	Liz Sequeira	4/25	301-538-7577
Harbor Master	Mike Waldow	4/26	443-744-9314

Committees

Facilities & Maintenance	Darcy Scott	202-669-7340
Special Events	Vacant	
Community Outreach	Robbie Curry	202-320-6853
Web Site	Ryan Hostetter	443-852-8385
Harbor Master	Mike Waldow	443-744-9314
Plants Committee	Lyla Baumann	667-231-5416

WHAT'S AHEAD FOR CAPE ANNE

Spring General Meeting - Elections

Saturday, April 26, 2025, 9 am
Meeting, The Pavilion

Summer General Meeting

Saturday, July 19, 2025, 9 am
Meeting, The Pavilion

Fall General Meeting

Saturday, September 27, 2025, 9 am
Meeting, The Pavilion

Winter General Meeting - Budget

Saturday, December 6, 2025, 10 am
Meeting, TBD

*The Cape Anne Tide is published quarterly — April, July, September, December
Submit articles by the 1st of the month before publication.
Send your article to Lyla Baumann – lyla.baumann@comcast.net.*