

Annual Meeting of the LTPOA membership

October 4, 2023

Treasurer's Report

The 2023 fiscal year for the **Woodland Beach Special Community Benefits District (SCBD)** ended on June 30, 2023. As required by Anne Arundel County (AACO) Code, an annual professional audit was conducted by Certified Public Accountants, Katz Abosch. Prior to the required submission date of September 30, the audit was completed, and the financial statements were sent into the county finance office.

We are now in the SCBD budget process for the fiscal year 2025. The SCBD Committees (Police, Park & Planning, Erosion and Building & Grounds) are working with the Executive Director and the Budget Committee to complete the 2025 AACO Budget Request. After Board of Director approval, a budget mailer is sent out in December for membership review. The budget request is submitted to the county budget office in January.

The London Towne Property Owners' Association, Inc. (LTPOA), a separate entity from the SCBD, is required to submit a personal property tax return with the State of Maryland and a Form 990 with the Federal government. CPA, Katz Abosch also prepared and filed these reports for the calendar year 2022. LTPOA Committees (Ramps & Credentials and Events), a portion of Section dock fees and Clubhouse rentals continue to raise funds for the LTPOA to cover the costs (maintenance, professional fees, tax return preparation and insurance) associated with the LTPOA. Also, in the interest of raising money for the Association, in May of 2023, \$60,000.00 of LTPOA funds were moved to two Certificate of Deposits – rate \$4.21%: term 7 months.

Respectfully,

Karen Porter, Treasurer

**Police Committee- Annual Report
London Towne Property Owners' Association Inc.
October 4, 2023**

The Police Committee is responsible for addressing issues on the safety and security of Association property through hiring and scheduling security officers and acting as liaison between the Association and law enforcement agencies (LTPOA Bylaws Art. 10. Section 7). Our security officers (Anne Arundel County police officers) patrol community property to ensure that residents are safe and protected from unauthorized users of LTPOA parking, ramps, beaches, parks and other LTPOA property. The following is a summary of the LTPOA Police activity during the last fiscal year:

Patrols: Completed 135 patrols

Hours: Conducted 503 patrol hours

Warnings: Issued 84 written and/or verbal warnings

Tickets: Issued 1 tickets for traffic violations

Calls/Complaints: Officers responded to 13 calls made by LTPOA residents; Responded to 19 calls from AACO that were within our community

Other: Conducted 309 property checks including the clubhouse; found the ramps gates open 7 times; towed 0 vehicles/trailers. Currently, there are seven officers available for scheduling. The contract salaries paid in FY2023 = \$30,000.

The Police Committee is comprised of the Section presidents or their designated representative (LTPOA Bylaws Art. 9. Section 7).

The Police Committee encourages residents to call the non-emergency number 410.222.8610 to report suspicious people or activity in our neighborhood. Always remember, in an emergency or if you witness a crime in progress, please call 911 to get an immediate response from the County Police.

**LTPOA
House and Grounds
Committee Report
From: Devin Capizzi**

October 4th, 2023

RENTALS: 2023 From February thru December we have 28 rental bookings, including birthdays, weddings and receptions, pre-school graduations and celebration of life. We had 6 cancellations or rescheduled rentals, 24 bookings for LTPOA events, such as yard sales, family week, BINGO, dances, comedy shows, crab feast, halloween bash and craft show and 6 bookings for section 2 fundraisers for pier repair and boaters

USES: The hall is used by community and committees, sections, and the board, local groups such as the Girl Scouts, Cub Scouts, Boy Scouts, The Peppers, The Fire department, local schools and SRYA Groups and outside associations when approved.

WHATS NEW: New Lighting in back shed
New Bingo flash board stand w/ wheels
Old meeting room back in use

WHATS NEXT: One HVAC unit needs repaired
Order new tables and chairs

IN THE WORKS: Kitchen work
New wall info sign in Vestibule

Thanks to Candis and Kim who are working with me on rentals and bookings. This is a huge help to H&G going forward in 2024

Committee Members for

Section 1 - Hank Suter
Section 2 - Kim Miller
Section 3 - Karen Porter
Section 4 - Devin Capizzi
Section 5 - Candis Epps

**CRAB FEAST
TICKETS SOLD**

ADULT	109	\$6,565
KID	4	\$160
TOTAL SOLD	113	\$6,725

(2 adult tickets - President's guest, no charge)

AUCTION/RAFFLES/WHEELS

BASKETS	\$ 814.00
50/50	\$ 219.00
CAKE WHEEL	\$ 314.00
TOTAL OTHER RECEIPTS	\$ 1,347.00

TOTAL OF ALL RECEIPTS \$ 8,072.00

PAY OUTS

CHESAPEAKE	\$ (2,628.00)	discounted from \$3K
ADAMS	\$ (750.00)	
EDGEWATER LIQUORS	\$ (280.02)	
SAMS	\$ (399.31)	
Farmer's Market - Corn	\$ (48.00)	
Mayo Liquors - ice	\$ (50.00)	
Ticket Printing	\$ (100.70)	Lithopress

TOTAL CRAB FEAST EXPENSES \$ (4,256.03)

TOTAL CRAB FEAST PROFIT \$ 3,815.97

YARD SALE RECEIPTS \$ 644.00

Giant/Vicky P	\$ (69.36)	Cookout at beach 1
Inflatables/Talk of the Town	\$ (2,001.03)	Opening Ceremony
Porta Potties/Statewide	\$ (449.60)	Opening Ceremony
Tip/Happy House Pizza	\$ (30.00)	Volleyball
Marty's	\$ (288.90)	Fishing & Crabbing
Signs	\$ (524.00)	Woodgoes

COMMUNITY WEEK OTHER EXP \$ (3,362.89)

TOTAL PROFIT FOR COMMUNITY WEEK \$ 1,097.08

BINGO RECEIPTS

Oct-22	\$ 904.00
Nov-22	\$ 625.00
Dec-22	\$ 200.00
Jan-23	\$ 519.00
Feb-23	\$ 821.00
Mar-23	\$ 1,345.00
Apr-23	\$ 833.00
May-23	\$ 481.00
Jun-23	\$ 672.50
Jul-23	\$ 113.00
Aug-23	\$ -
Sep-23	\$ 188.00
TOAL BINGO RECEIPTS	\$ 6,701.50

London Towne Property Owner's Association

2023 EVENTS

Year	DATE	Time	EVENT
2023	1/8/2023	5-7pm	Bingo Section 2
	1/21/2023	7pm	Comedy Show
	1/22/2023	5-7pm	Bingo
	2/26/2023	5-7pm	Bingo
	3/5/2023	5-7pm	Purse Bingo Section 2
	3/19/2023	5-7pm	Bingo
	4/15/2023	7pm	Comedy Show
	4/23/2023	5-7pm	Bingo
	4/29/2023	2pm	Sock Burn, Cookout & Tug-O-War
	5/7/2023	5-7pm	Bingo Section 2
	5/20/2023	6:30-10pm	Square/Contra Dance
	5/21/2023	5-7pm	Bingo
	5/29/2023	Sunrise	Memorial Day Flag Raising
	6/25/2023	5-7pm	Bingo
	7/1/2023	7pm	Comedy Show
	7/23/2023	5-7pm	Bingo
	8/12 to 20/2023		LTPOA Community Awareness Week
	8/12/2023	12:45pm	Parade & Community Week Opening Event
	8/12-19/2023		Marty Fishing Competition
	8/13/2023	1pm	Bike Parade
	8/13/2023	2-3pm	Rambling Raft Race
	8/16/2023	6:30pm	Volleyball
	8/18/2023		Photo Contest Due Date
	8/18/2023	7pm	Pet Show
	8/19/2023	9am-1pm	Community Week Yard Sale
	8/19/2023	3pm-4:30pm	Water Parade and Beach Picnic
	8/20/2023	1pm- 5pm	Crab Feast & Community Awards
	9/17/2023	5-7pm	Bingo
	10/15/2023	5-7pm	Bingo
	10/20/2023	7-9pm	Monster Bash & Trunk or Treat
	11/18/2023	7-9pm	Comedy Show
	11/19/2023	5-7pm	Bingo
	12/2/2023	10am-3pm	Holiday Craft Fair
	12/10/2023	5-7pm	Holiday Bingo Section 2
	12/15/2023	5:30-8pm	Holiday Light Contest Judging

2023 Annual Park and Planning Committee Report

Committee members:

Tom Walsh, Chairperson, Section 1
Melvin Heyes, Section 2
John Porter, Section 3
Mike Hrubiak, Section 4
Marie Princi, Section 5

Board member & observer who attend meetings:

Michael Ryan, President, Section 1

The Park & Planning Committee would like to thank everyone for attending the Annual Meeting. It is our pleasure to serve as members of the Committee & we appreciate all your support over the years. Without the continuing support of the Community, we would not be able to do our job.

The P & P Committee is charged with the upkeep of all beaches, parklands, fishing & crabbing piers and parking areas. The community has employed KMC Landscaping to cut the grass on all LTPOA property. KMC cuts all the parklands, playgrounds, and beaches. We have heard nothing except praise for the work this company does & will continue to have KMC as our grass cutting company.

One of the great treasures of our community is our trees. As with all things, the community trees need attention. In the last annual shoreline inspection, the Committee identified several trees that were dead or dying. To date this year, we have cut 16 dead trees, trimmed and elevated 13 more trees and removed 3 stumps. Most of the cut trees were on the shoreline and the stumps that remain act as a 'holding' agent to keep the shoreline bank from eroding. We are also contracting with a professional arborist to check on the health of some oak trees in Section 3.

Along with the Erosion Committee, P&P Committee is always looking at topside erosion that endangers our shoreline banks & beaches. This year, we have expanded our scope. In Sections 2 & 4, we designated areas to not be mowed to allow growth and prevent this top side erosion. We have planted grass and native plants, and as new vegetation matures, they will hold the slopes and keep runoff out of the Bay.

Each year, in celebration of Earth Day, we have volunteers cut invasive vines out of trees. This is the best way to preserve these trees and it is an ongoing project. If you wish to help, please attend your Section meeting, and sign up to cut vines on the next Earth Day. Please have any suggestions for this committee, please attend your section meeting and discuss your suggestions. Your Section P & P representative will bring those ideas to the committee for consideration.

London Towne Property Owners Association, Inc.
Annual Meeting Minutes
October 5, 2022

President Rhoads called the annual meeting to order at 7:30pm.

After the Pledge of Allegiance, the President's introduction started with a welcome followed by an announcement that all reports this year are written reports. The reports are available from a table in the back of the room.

Other than the approval of minutes from the annual meeting in 2021, there was no unfinished business. After a motion and second to accept the Annual Meeting 2021 minutes as presented, the motion passed.

New Business and the Election of Officers

The slate for nominations was presented by Vicki Pickering, the Chair of the Nominating Committee: Ralph Brady, Diane DePew and Randy Faulkner for President, Tony Sledge for Vice President, Karen Porter for Treasurer, Shawn Herron for Secretary. Each nominee for President spoke for 2 minutes.

President Rhoads asked for nominations from the floor for the Office for President (x3). None were offered. A motion and second to close the nomination were made and passed.

President Rhoads asked for nominations from the floor for the Office for Vice President (x3). None were offered. A motion and second to close the nomination were made and passed.

President Rhoads asked for nominations from the floor for the Office for Secretary (x3). None were offered. A motion and second to close the nomination were made and passed.

President Rhoads asked for nominations from the floor for the Office for Treasurer (x3). None were offered. A motion and second to close the nomination were made and passed.

A vote by secret ballot was held for the position of President. Section representatives counted the ballots and Election Judge, Vicky Bergmann, announced the slate as counted/presented - Ralph Brady as President, Tony Sledge as the Vice-President, Karen Porter as Treasurer, Shawn Herron as Secretary.

Mary Ellen Brady administered the oath of office to Ralph Brady, Tony Sledge, Shawn Herron and Karen Porter.

The meeting adjourned at 8:00pm.