



**TOWN CENTER COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MINUTES**

April 14, 2021

APPROVED 

The regular meeting of the Town Center Community Association Board of Directors was held on Wednesday, April 14, 2021, both in-person and via Zoom virtual meeting due to the continued COVID-19 pandemic. Those present for the meeting were Board Chair Lynn Foehrkolb; Board Vice Chair Kevin Fitzgerald; Board Members Joel Broida (Zoom), Dean Dworkin, Lin Eagan, Jamie Hibbard (Zoom) and Village Manager Lyn Locke.

At 7:35 p.m., Ms. Foehrkolb called the meeting to order. Ms. Foehrkolb asked for a motion to approve the agenda. Mr. Broida made a motion, seconded by Mr. Dworkin, to approve the agenda as submitted. The motion carried unanimously.

Mr. Fitzgerald made a motion, seconded by Mr. Dworkin, to approve the March 10, 2021 minutes as submitted. The motion carried unanimously.

Resident Speak Out

There were no residents present to speak out.

Architectural Committee

1. **5435 Vantage Point Road: Flood Light/Cameras: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**
2. **5439 Vantage Point Road: Ring Cameras: Mr. Fitzgerald made a motion to approve, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**
3. **5447 Vantage Point Road: Ring Camera: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**
4. **5463 Vantage Point Road: Install Storm Door: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**
5. **5471 Vantage Point Road: Replace Ring Sensors: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**
6. **5471 Vantage Point Road: Run Underground Electrical: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**
7. **5475 Vantage Point Road: Install Ring Cameras/Doorbell: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**
8. **5475 Vantage Point Road: Replace Broken Windows: Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**

9. **5511 Vantage Point Road: Install ADT Flood Lights:** Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.
10. **5511 Vantage Point Road: Install Trex on Deck:** Mr. Broida made a motion to approve, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.
11. **5515 Vantage Point Road: Install Ring Camera/Light:** Mr. Fitzgerald made a motion to approve, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.

Order of Business

Columbia Mall Update (with Barb Nicklas)

Ms. Nicklas updated the Board on Mall developments over the last twelve months. Net retail leasing is going well, and the Mall has NOT had a net loss in the number of tenants during pandemic. Closing and new openings netted "0".

LIDL opening May 12. UnderArmour going in May 21. Dunkin Donuts opened April 9 with excellent business. Akira (ladies clothing store) opening soon. Ten new deals in process. Columbia Mall was first Brookfield Mall closed during pandemic. Warby Parker opened January 2021 during the pandemic and done well.

COVID State vaccination center opening in "old Lord & Taylor" space with a target opening date of April 26. Times: Wed-Sun; 930 am to 430pm. Entry only through second level.

Installed MERV 13 filters throughout Mall to minimize all viruses' particles. Toe pulls were installed throughout the Mall to improve sanitation and help those who do not want to touch handles. Most guests wearing fast masks. Staff tracks violations each day and reports tracking to GM.

Mr. Fitzgerald asked about the Plaza refresh at the Mall. Ms. Nicklas indicated the project is on hold along with the interior refresh.

Mr. Hibbard asked if LIDL will have an interior entrance. Ms. Nicklas indicated that LIDL will only have an exterior entrance.

Mr. Dworkin asked about what will happen to the Lord & Taylor property? Ms. Nicklas indicated that HBC (Hudson Bay Company) is actively trying to sell and/or lease it.

FDP Plan Recap of April 14, 6PM Call

Howard Hughes will finish developing Lakefront North with new apartment and retail buildings. They did not change the total number of units to be built (2,300) but changed the years that they will be built with most units built in 2023-2025.

FY22 Proposed Budget

Mr. Locke presented the FY22 Proposed Town Center Community Association Budget. He noted that the Columbia Association (CA) will have one or two more rounds of budget review and that this is a proposed budget based on how FY21 is projected to end. FY21 is estimated to close at \$468,563 in Revenues and \$439,553 in Expenses with a net change of +\$29,010.

FY22 Budget includes staff salary adjustments/performance raises, hiring back an events manger at up to 30 hours per week and an estimated increase in revenues primarily due to more rental income.

All villages to receive a credit for the third installment of the Contingency Fund being returned before year-end of approximately \$10,000. The Village Managers are meeting on May 5 to discuss the cash reserve fund, exclusions to that fund and recommendations to CA on what to do with the fund. On May 12, the villages will meet with CA to discuss our recommendations.

Mr. Dworkin noted that we may want to look at the accountant costs and get other bids if needed.

Ms. Foehrkolb and the Board discussed donations and purchases for FY21 year-end.

Ms. Foehrkolb, made a motion to fund the Wilde Lake High School Citizenship Award for \$100, seconded by Mr. Fitzgerald, and the motion was unanimously approved.

Mr. Dworkin made a motion to approve equipment and furniture purchases of up to \$1,000 to include Picnic Table (\$500), Coffee Machine (\$400) and other miscellaneous items, seconded by Mr. Fitzgerald, and the motion was unanimously approved.

Mr. Fitzgerald made a motion to approve the Columbia Association tree purchase/donation program for up to \$2,000 (30-50 trees), seconded by Mr. Dworkin, and the motion was unanimously approved.

Mr. Broida made a motion to approve a \$500 donation to the Howard County Food Bank, seconded by Mr. Dworkin, and the motion was unanimously approved.

Mr. Dworkin made a motion to approve a \$1,000 donation to Grassroots, seconded by Mr. Fitzgerald, and the motion was unanimously approved.

Ms. Foehrkolb made a motion to approve a \$500 donation to the Howard County Center of African American Culture, seconded by Mr. Fitzgerald, and the motion was unanimously approved.

Mr. Broida made a motion to approve the FY22 Budget as submitted, seconded by Ms. Foehrkolb, and the motion was unanimously approved.

Mr. Broida made a motion to fund the following: School PTA's Running Brook (\$500), Wilde Lake Middle (\$500) and Wilde Lake High School (\$500), seconded by Ms. Foehrkolb and, the motion was unanimously approved.

Teen Board Representative

Mr. Locke reported that he contacted Marcy Leonard, principal of Wilde Lake, about having a teen Board representative for Town Center from Wilde Lake. She is working with the Political and Government Teachers for implementing something for Fall 2021.

Village Election Discussion

Mr. Locke noted that several villages do NOT have contested elections (Dorsey's Search, Harpers Choice, Owen Brown, Town Center) while all others do.

Vandalism and Safety Update

Mr. Locke noted that there are not any major updates on ongoing cases. There was a recent package theft issue in the condos at Lakeside in Town Center on Wincopin Circle.

FY21 Proposed Additional Expenditures

Discussed previously and approved.

Board and Staff Reports

Board Chairperson's Report

Ms. Foehrkolb reported she will participate in Columbia Clean Up Day on May 1. Ms. Foehrkolb asked that Board decisions be posted in the NewsFlash following Board Meetings. Mr. Locke noted he will add it beginning immediately. Ms. Foehrkolb asked to be involved in the New Town Charrette when it happens. Ms. Foehrkolb also noted that she signed up as a Weed Warrior with CA and the County and wants to have Weed Warrior Days.

Columbia Council Report

Ms. Eagan reported that on May 3 Lakey Boyd will join CA as the new CEO. She is moving to the community, wants to engage with all villages and work with all members of the community. She has worked with non-profits, cities, counties and had her own consulting firm. CA is redoing the FY22 Budget one more time. CA received another \$3 million more in lien payments than expected. CA has a shortage of lifeguards for the Summer as do other communities. CA may be able to open more pools depending on how COVID goes.

Manager's Report

Mr. Locke reported that CA is trying to fund a cash reserve, is putting out 600 new signs at 300 bridges throughout the county to highlight safety: "slippery when wet," and planted 400 trees in Owen Brown Village. The Downtown Biking event on May 15 and 16 will be moved to June or July due to the cicada outbreak expected in mid-May.

Board Member Comments

Mr. Fitzgerald asked about what happened to the hotel that was going to be built in the Merriweather District. The Board noted that they have not heard any new announcements on the project from Howard Hughes.

Adjournment of Meeting

Mr. Broida made a motion, seconded by Mr. Dworkin, to adjourn the meeting. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 9:27 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, May 12, 2021, at 7:00 p.m.

Recorded and attested to by:



Lyn Locke, Secretary/Treasurer

5/12/2021
Date