



Town Center Community Association
Board of Directors Minutes

March 8, 2023

APPROVED 

The regular meeting of the Town Center Community Association (TCCA) Board of Directors was held on Wednesday, March 8, 2023, in-person and virtually via Zoom. Those present for the meeting were Lynn Foehrkolb, Chair; Clara Pino Vice-Chair (Zoom), Larry Akinyooye, Joel Broida (Zoom), Dean Dworkin, Lin Eagan, Jamison Hibbard, Alyse Carter (Zoom), Board Members; and Lyn Locke, Village Manager. The following residents attended: Collin Sullivan, Sheldon Richter and Marcia Levy. Guest presenter: Delegate Jessica Feldmark. Other attendees: Ms. Julie Appelstein, Delegate Feldmark's Chief of Staff.

At 7:00 p.m., in accordance with the TCCA By-Laws, Ms. Foehrkolb called the meeting of the TCCA Board to order.

Ms. Foehrkolb asked for a motion to approve the agenda. Mr. Hibbard made a motion to approve the agenda, seconded by Mr. Dworkin. The motion carried unanimously.

Ms. Foehrkolb called for a motion to approve the February 8, 2022, minutes. Mr. Dworkin made a motion to approve the minutes, seconded by Mr. Hibbard. The motion carried unanimously.

Architectural Committee

Mr. Hibbard called the ARC meeting to order and asked for a motion to approve the agenda. Mr. Dworkin made a motion to approve the agenda, seconded by Ms. Pino and the motion carried unanimously.

- **5804 Wyndham Circle, Apt. 103 (Wyndham Condos): Install doorbell security camera and replace dead bolt/lock system**
- **5663 Vantage Point Road (Water's Edge): Install New Walkway**
- **10285 Rutland Round Road, Condo 46 (Gov. Grant): Install new windows**
- **5427 Smooth Meadow Way (Woodford C) Install Ground Cover**

Ms. Pino made a motion to approve the application as submitted for 5804 Wyndham, Apt. 103, for the doorbell, security camera and deadbolt, seconded by Ms. Carter. The motion carried unanimously.

Mr. Dworkin made a motion to table the application for the walkway at 5663 Vantage

Point Road until Water's Edge approval, seconded by Mr Broida. The motion carried unanimously.

Mr. Dworkin made a motion to approve 10285 Rutland Round Road as submitted, seconded by Ms. Pino. The motion carried unanimously.

Mr. Dworkin made a motion to approved 5427 Smooth Meadow Way as submitted, seconded by Mr. Broida. The motion carried unanimously.

Order of Business

- **Town Center Senior Advisory Committee Selection Approval**
- **Chamber of Commerce Sponsorship Proposal**
- **Donation Discussion**
- **Pedestrian Bridge Discussion**
- **Strategic Goals Updates (Board Members and VM)**
- **Safety**

HB 1024 (Bill Withdrawn): Delegate Feldmark

Ms. Feldmark made the following points regarding the bill and the process: 1) apologized for not engaging the community in a discussion beforehand; 2) the bill was withdrawn due to opposition and questions on implementation presented by village managers and board members; 3) the Village Associations and Columbia Association are more than a homeowners association; 4) giving voting rights only by household is limiting and should be more democratic; and 5) HB1024 was intended to make voting more democratic and expand voting rights.

Ms. Eagan asked why the Senate was so negative toward the campaign financing bill proposed by Delegate Terrasa. Delegate Feldmark responded that the consensus was the villages could pass their own campaign financing guidelines rather than have State legislation.

Ms. Foehrkolb commented there has been no TCCA village-wide issue with voting (no complaints, only one contested election since 2013, very low voter turnout) so why introduce this bill? Delegate Feldmark said that when she was on the Wilde Lake Board there were comments about lack of voting and, that democratizing the elections could add more voting rights.

Mr. Hibbard asked what the biggest hurdles to getting this through would be next time? Delegate Feldmark indicated that people felt it was pushed on them. She noted that most negative comments related to operational aspects such as achieving quorum in each village. She added she wants to make it easier for people to participate in the process and more people to vote.

Ms. Carter asked why was this taken to a state level? What bills can we look at in another County or State for reference? Ms. Feldmark responded that there is a lot of regulation around homeowners association to refer to but did not cite any specifics.

Ms. Foehrkolb suggested a survey that could go out to all Columbia citizens to find out what they think, and asked where was all the noise coming from asking for this change? Ms.

Feldmark agreed that “expanding the opportunity to vote may not create more engagement but it is the right thing to do to create that democratic framework.”

Ms. Pino asked why the legislation was aimed solely at Columbia and not all of Maryland, and added that the bill’s language was unclear regarding whether corporations, absentee owners or others would be allowed to vote. Delegate Feldmark responded that the intent was to get more residents to vote, but the language was unclear.

Mr. Akinyooye asked if all lessors would be able to vote and how would leases be obtained/verified. Delegate Feldmark agreed that this issue needed work.

Ms. Feldmark asked about the status of the elevator? Mr. Locke noted that the TCCA Board sent a note to the County Executive requesting matching funds for the State grant, and that the CA Board has not funded any money for the elevator in FY2024. He also noted that the State of Maryland had not distributed any monies from the grant funding (\$300,000) for the elevator.

HOCO Library

Tonya Aiken, President and CEO of the Howard Library System, was not able to attend.

Donations

The Board discussed all donation requests, the draft donation/grant form and the policies for next year. The Board agreed to the following donations now prior to the April 12 meeting:

Ms. Foehrkolb made a motion to donate \$1,000.00 each to Wilde Lake High School PTA, Running Brook Elementary PTA, Bryant Woods Elementary School PTA, and Wilde Lake Middle School PTA, seconded by Ms. Carter. The motion passed unanimously.

Strategic Goals Updates (Board Members and VM)

Mr. Locke mentioned that he attended the Howard County African American Center of Culture reopening after two years and, also attended the Columbia Association “Non-Invasive Plants” presentation on March 7.

Safety

Mr. Locke noted that there were a few incidents in parts of Town Center.

Board and Staff Reports

Board Chairperson’s Report

Ms. Foehrkolb attended the Downtown Columbia Partnership meeting where issues at the mall were discussed.

Columbia Council Report

Ms. Eagan mentioned that Dennis Matthey is the Interim CEO for Columbia Association. Mr. Matthey is creating an open atmosphere with the CA Board and is trying to make CA more relevant to the community. CA is looking at easements for Downtown development that are routine. The Lake Elkhorn stream restoration project is ongoing and there continues to be opposition to it.

Manager’s Report

- Mr. Locke mentioned that CA will attend all Village Board meetings starting in April to give

updates on what is going on at CA.

- The Village Managers met on March 8 to discuss elections and to make sure that all villages are following deadlines and procedures. The deadline for the Town Center submission ended on March 3 at Noon EST. Four applications were submitted for four open positions. The applicants were Collin Sullivan, Lynn Foehrkolb, Dean Dworkin, and Joel Broida. The election was uncontested, and all were deemed elected per TCCA's governing documents.
- Third Quarter Financials have been delayed due to personal reasons at Howard, Howard and Hodges, our accounting firm.

Board Member Comments

There were no additional comments.


Adjournment of Meeting

Ms. Foehrkolb made a motion to adjourn the meeting, seconded by Mr. Dworkin. The motion carried unanimously, and the meeting was adjourned at 8:30 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, April 12, 2023, at 7:00 p.m.

Recorded and attested to by:



Lyn Locke, Secretary/Treasurer



Date