

BEL MARIN KEYS COMMUNITY SERVICES DISTRICT
Regular Board of Directors Meeting

MINUTES

Thursday, November 20, 2014

Directors:

Darrick Chase, President
Vince Lattanzio, Vice-President
Ernie Ganas
Ruth Simpson
Mark Montobbio

I. Call to Order (PLEASE TURN OFF CELL PHONES):

II. Pledge to the Flag

III. Roll Call: Chase, Lattanzio, Ganas, Simpson, Montobbio

IV. Approval of Minutes

**** MOTION to approve minutes from the Regular Board meeting of October 16, 2014**

M/S: Chase, Lattanzio

Vote: Ayes-Chase, Lattanzio, Simpson, Ganas

Abstain: Montobbio

V. District Managers Report

-Received reimbursement from the State of California for the Brown Act for the years 1997-2003 and have received \$34, 990 and should receive an additional \$6,504 for a total of \$41,494. In 2009 we submitted a claim for the years 2005-2009 in the amount of \$30,411, and we hope they will process said claim and issue reimbursements.

-Spoke to the Ms. Pierre at the State Controller's office with regard to the Gann Limit, and the District being exempt from said reporting. She noted that in our yearly report with the State.

-Received complaints from residents with regard to the use of rental motor homes on Calypso Shores and motors homes being stored on the street.

VI. District Engineering, CLE

A. Novato Creek Watershed Stewardship Program Update

Mr. Parent noted that the H & H study has been divided into three tasks, and have revised the existing conditions and looking at procurement for analysis. Comments were submitted by CLE. Mr. Parent noted that a common theme tonight will be BMK unit V as the Army Corps may be lead agency and the technical group will get together at the first of the year. Mr. Parent noted that one issue that needs to be addressed in the new FEMA 10 to 12 foot flood levels as the model does not take into account tidal prism and what FEMA is doing with flood maps.

B. North Lagoon survey

The survey was set aside to be done in the Spring, as data collected for the last three years does not look at the Spring. Also we had very little rain this year and will look at net changes in April.

C. South Lagoon Levee Update

The upper levee road will continue to be closed until the work is done to address safety concerns and keep pedestrians and bicycles ways from the curve. The levee can be accessed once you pass the barn.

D. FEMA FIRM Map Update

Mr. Parent noted that there was a meeting with FEMA and they recognized that BMK is unique. Mr. MacDonald, CLE Engineering, noted that that the new map will become official come September and the grandfathering rules will still be in effect. In March a letter of final determination will be issued and at that time a set date for the map to take effect. FEMA noted that for those residents who had a LOMA, unfortunately many will be removed and added to the new map and the County will be issuing notices that they will be in the flood map. The elevation certificates performed in 2009 are still valid; however, a new survey needs to be done to spot check any subsidence, which we will add as an addendum to the certificates. Residents will need to be aware that FEMA is now requiring an elevation certificate for any building that needs insurance. Also, the County will also accept the elevation certificates and apply new building codes giving the new flood elevations.

E. Pacheco Pond Update

Mr. Parent noted that the gates have been closed since the beginning of November and the County has been out doing water samples and have been asked to reached out to coordinate any discharge of anoxic water.

F. License Plate Cameras Update

We've had meetings with possible vendors and talked about options given our current condition of installation only of District owned property. However, the line of sight is an issue and would benefit more from having the cameras on the median. A letter will be sent to Supervisor Arnold to let her know our intentions, to work with County roads for camera installation, and/ or possible ownership of the median strip.

VII. Waterways Manager Update

A. Lagoon Water Quality

The water quality is good and we have noticed more clarity in the south which could be attributed to the current sustained release of bacteria/enzyme that was spread along the shore line.

B. Aquatic vegetation

Working with biologist on removal of dead man's fingers.

C. Update on Flushing

Flushing to be performed next week and we will be doing once a month flushing from December 1st to May 1st.

D. South Lagoon Aeration Installation update

The new aeration system installed at Sunset is working great, and we're looking at same type of replacement in the other lagoons, which will be more energy efficient and provide the same results.

E. Update on North Lock Maintenance

Will be performing the exterior repairs such as the siding, waterproofing and painting. The fender system repairs have been completed.

F. Update on South Lock Maintenance

The monthly maintenance was performed and no issues.

VIII. Financials

A. Audit for fiscal year 2013/2014

****MOTION to approve the draft basic financial statement audit for fiscal ending June 30, 2014.**

M/S: Chase, Lattanzio

Vote: Ayes -Chase, Lattanzio, Simpson, Ganas, Montobbio

IX. Hours of operation December 22-26, 2014

1. Staff proposing to close the office for the week of December 22-26th.

M/S: Chase, Lattanzio

Vote: Ayes -Chase, Lattanzio, Simpson, Ganas, Montobbio

X. Board of Directors meeting December 18, 2014

****Motion to cancel the regular scheduled Board meeting of December 18th, and call for a special meeting if needed.**

M/S: Chase, Lattanzio

Vote: Ayes -Chase, Lattanzio, Simpson, Ganas, Montobbio

XI. Injury & Illness Prevention Program (IIPP)

****Motion to approve the Injury & Illness Prevention Program (IIPP) safety policy.**

M/S: Chase, Lattanzio

Vote: Ayes -Chase, Lattanzio, Simpson, Ganas, Montobbio

XII. Bay Trail

A. Unauthorized trail exit update

The Board discussed clarifying enforceable signs by the California Highway Patrol (CHP) and Marin County Sheriff and more signs where parking is a problem and look at the damage being done to the road. The Board expressed concerns with use of "social trail" alongside Pacheco

Pond which is in a restoration area and no one should be walking there.

XIII. Updates on Projects of Interest

- A. State Coastal Conservancy (SCC), Hamilton and BMK V Wetlands Project
- B. 8 Acre Parcel: Marin County Parks

XIV. Open Forum

Jim: 177 Montego Key, BMK YC Santa by Sea on December 13th, a lot of homes on the creek and boulevard and don't have access to the north lagoon. Requested that the boat ramp gate at Bahama Reef be opened for four hours so that kids could see Santa.

Roger Clay, 23 Cavalla Cay. Rental at reduced price for a nonprofit group for regular meeting location.

XV. Adjournment

****MOTION: To adjourn the Board meeting of November 20, 2014**

M/S: Chase, Lattanzio

Vote: Ayes -Chase, Lattanzio, Simpson, Ganas, Montobbio

Meeting adjourned at 9:20pm