



Cloverfields Chronicle

September/October 2023



Upcoming Events

Pool closes Monday Night

September 4th, 2023!

Cloverfields 2023 Crab Feast Sept 9th 2-5PM at the Pool pavilion.

Cost per Ticket for ADULTS will be \$35.00 (13 and older, Children Tickets will be \$12.00 (8 to 12 years old) There will be a DJ, 50/50 and Money wheel.

Price will include: #1 CRABS, BEER/WINE, SODA/WATER and CORN on the COB, Hot Dogs and Chips CONTACT Courtney at 410.643.7739 for tickets or Questions.

September General Membership Meeting

Sunday, September 17, 2023 @ 2pm

Mark the date for the September General Membership Meeting to hear updates on community initiatives and activities. Most importantly, come to this meeting to vote in the Board of Directors annual election

Are you interested in getting more involved in Cloverfields???

Join the CPOA Board of Directors!



- Have you ever thought about running for the CPOA Board of Directors! At the September General Membership Meeting, we will have our annual election for the Board of Directors. The following Six positions are up for re-election, with all members who plan to run again.

- President (2-year term): Bob Morelli
- 2nd Vice President (2-year term): Courtney Chambliss
- Financial Recorder(2-year term): Scott Clark
- Corresponding Secretary (2 -year term) Therese Lewis
- Member At Large I (2-year term) Russ Shallue
- Member At Large II (2-year term), Skip Hunt

Throw your hat in the ring if you are interested in any one of these positions by email to: cpoainquires@gmail.com. **NO LATER THAN September 10, 2023.**

The President shall preside at all meetings of The Association, and shall be its chief executive officer, responsible for the general management and direction of the business of The Association within the scope of general policy established by the general membership and the Board of Directors. He/she shall appoint the chairman and member of all committees, except the members of the nominating committee. He/she shall be a member ex-officio of all committees except the nominating committee.

The Vice-President In absence of the President, the Vice Presidents in their order shall perform the duties pertaining to that office. They shall perform such other duties as assigned by the President.

The financial Recorder shall work with the Treasurer as required. In November of each year the current County Tax records for that year must be reviewed to assess current owners of all lots. Association records shall be adjusted accordingly. He/she shall keep accurate records of all association members and names and addresses of lot owners in the sub-division of Cloverfields. He/she shall bill all lot owners for Association assessments in January of each year

The Corresponding Secretary shall notify board members of meetings, and shall conduct such correspondence as may be requested by the President or The Association. (Newsletter, Website and Phone)

All officers and Member-at-Large will serve on at least one standing committee as member or chairperson as designated by the President.

No two (2) owners of a property may serve on the Board of Directors at the same time.

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Inviting ALL of our little Witches, Monsters and Ghosts of Cloverfields. Something's Brewing and it will be ghoulishly fun...

A wicked good time for everyone. So fly on over for a Halloween parade/party, Park your broomstick on Saturday October **TBA**, Witching hour begins at 12:00 @ the common ground next to the park/pool. **Check Cloverfields.org for the date**

CPOA Contacts

President	Bob Morelli	410-643-7488	General Issues
1st Vice President	Bill Boyle	wpb1210@yahoo.com	Pool, IDs
2nd Vice President	Courtney Chambliss	410-643-7739	Marina, Beach, Women's' Assoc.
Corr. Secretary	Therese Lewis	cpoainquires@gmail.com	Newsletter, Website, General Information
Recording Secretary	Kelly Oliver	cpoaclubhouse@gmail.com	Board Minutes, Clubhouse rentals
Treasurer	Jeanette Meinhardt	443-249-3880	CPOA Finances
Financial Recorder	Scott Clark	cpoabilling@gmail.com	Billing Issues, Car Permits & Title Transfers
Member-At-Large I	Russ Shallue	410-490-9130	Crime Watch
Member-At-Large II	Skip Hunt	shunt71@gmail.com	Pool Passes
Member-At-Large III	Frank Migliaccio	frank.migliaccio.ctrcs.retired@gmail.com	
Member-At-Large IV	Javier Piquero	CPOABuildingPermits@gmail.com	Building & Betterment Committee
Youth Activities			Youth activities
Swim Team Committee	Amy Hull	Cloverfields.swimteam@gmail.com	Swim Team

Cloverfields Property Owners Association

General Membership Meeting

Sunday, September 17th, 2023

AGENDA

- I. Introduction of Board and Committee Members: Bob Morelli
- II. Old Business
- III. New Budget
- IV. Officers/Committee Reports:
 - 1st Vice-President: Bill Boyle, Pool
 - 2nd Vice-President: Courtney Chambliss, Marina, Beach, Women’s Association
 - Treasurer: Jeanette Meinhardt, Finance
 - Financial Recorder: Scott Clark, Billing & Title Transfers
 - Corresponding Secretary:
 - Member-at-Large I: Russ Shallue, Crime Watch
 - Member-at-Large II: Skip Hunt
 - Member-at-Large III: Jay Herbert
 - Member-at-Large IV: Javier Piquero, Betterment Committee & Construction Review Committee
 - Recording Secretary: Kelly Oliver, Clubhouse Rentals
- V. New Business
- VI. Vote for Officers
 - Vote on Budget
- VII. Adjournment



Interested in submitting input to the Cloverfields Chronicle?

The Cloverfields Chronicle is published on or about the 1st of the month per the discretion of the Board of Directors. Provide your input the 15th of the month prior to publication via email to: cpoainquires@gmail.com.

Business Cards: \$25 1/4 Page: \$40 1/2 Page: \$60 Full Page: \$90 The Cloverfields Chronicle is published on or about the 1st of the month per the discretion of the Board of Directors. Artwork due the 15th of the month prior to publication. Send Requests to cpoainquires@gmail.com.

PURPOSED 2024 BUDGET

MEMBER ASSESSMENT	\$192,000.00
LATE CHARGES	\$3,500.00
PRIOR YEAR FEES	\$1500.00
VEHICLE STICKERS	\$500.00
ADVERTISING	\$200.00
CLUBHOUSE RENTAL	\$9000.00
INTEREST	\$2300.00
POOL INCOME	\$4,500.00
TRANSFER / ONLINE FEE's	\$2,500.00
TOTAL INCOME	\$216,000.00
EXPENSES	
ELECTRIC	\$7,000.00
PROPANE	\$700.00x
INSURANCE	\$8,000.00
ACCOUNTING	\$3,200.00
ONLINE FEE's	\$1,000.00
LEGAL	\$6,000.00
SECURITY	\$7,000.00
POSTAGE	\$6,500.00
PRINTING & SUPPLIES	\$5,000.00
TELEPHONE	\$2,500.00
WATER & SEWAGE	\$3,500.00x
WASTE DISPOSAL	\$3,500.00
OFFICE EQUIPMENT	\$3,000.00
OTHER (Misc)	\$2,000.00
BEACH GATE GUARDS	\$4,500.00
PAYROLL TAXES	\$2,000.00
Workman Comp	\$2,000.00

GENERAL & ADMINISTRATIVE	\$67,400.00

CLUBHOUSE MAINTENANCE	\$8,000.00
BEACH MAINTENANCE	\$3,500.00

COMMUNITY ACTIVITIES	\$4,000.00
YOUTH ACTIVITIES	\$1,500.00
GROUNDS MAINTENANCE	\$8,000.00
PLAYGROUND	\$5,000.00

GENERAL COMMUNITY	\$8,500.00

POOL MAINTENANCE CONTRACT	\$86,000.00
ELECTRIC	\$5,000.00
POOL EQUIPMENT	\$3,000.00
POOL MAINTENANCE	\$4,200.00

POOL OPERATIONS	\$98,200.00

Snack Shack Manager	\$2,200.00
Snack Shack Wages	\$6,2.00
CAPITAL IMPROVEMENTS	\$12,000.00
	\$18,100.00
TOTAL EXPENSES	\$216,000.00
SURPLUS (DEFICIT)	\$0
MARINA FUND	
RAMP & SLIP FEES	\$24,000.00
INTEREST	\$50.00
TOTAL INCOME	\$24,050.00
MAINTENANCE	\$5,000.00
ELECTRIC	\$1,000.00

**CLOVERFIELDS PROPERTY OWNERS'
ASSOCIATION BOARD OF DIRECTORS MEETING**

June 14, 2023

7:30 pm

MEETING
MINUTES

ATTENDEES:

Bob Morelli (President)
Bill Boyle (1st Vice President)
Courtney Chambliss (2nd Vice President)
Jeanette Meinhardt (Treasurer)
Scott Clark (Financial Recorder)
Kelly Oliver (Recording Secretary)
Russ Shallue (Member-At-Large I) not present
Skip Hunt (Member-At-Large II)
Omar Stookey (Member-At-Large III) not present
Javier Piquero (Member-At-Large IV) not present
Lt. Duke Johnston (QA County Sheriff's Dept.) not present

I. OPENING REMARKS/REVIEW OF MINUTES

Bob opened the meeting at 7:33 pm. May Board Minutes Approved

II OLD BUSINESS

CRIME WATCH: No report

Bob reported the 4th of July Beach party is set for July 2nd, 2 pm.

He had talked to Jeff about the Lifeguard stand, Courtney said she and Bruce are on it.

Beach: looking into new grills. Sea nettle nets are up.

It was discussed again the idea of using a key card system for the Beach gate or a similar system to control the use of unauthorized people using the Marina, Bill suggested just a gate at the boat ramp to prevent people from using the ramp without stickers,

New wood chips at the playground.

III OFFICER/COMMITTEE REPORTS

Bill Boyle (1st Vice President) – Kids pictures for pool passes still being taken. Meeting with people as needed.

Courtney Chambliss (2nd Vice President) – Marina: all good, still getting out stickers.

Jeanette Meinhardt (Treasurer) – All good – snack shack up and running.

Scott Clark (Financial Recorder) –60 unpaid dues bills, very good for this time of year, he is updating the website for home sale info. He then pointed out the bylaws state a homeowner must be in good standing (dues paid) for the renter to get an associate membership, Various wording on ideas/provisions were discussed.
It was tabled for time being on whether adult children living at home should pay associate dues or some other additional dues.

Kelly Oliver (Recording Secretary) – No report

Russ Shallue (Member-at large) Not present

Skip Hunt (Member-At-Large II) – No Report

Omar Stookey (Member-At-Large III) – Not Present

Javier Piquero (Member-At-Large IV) – Not Present

IV. NEW BUSINESS:

No new business.

Meeting adjourned at 8:20

The Clubhouse rentals. Contact Kelly Oliver at cpoaclubhouse@gmail.com. You can also visit the community web site here for more information:
<https://www.cloverfields.org/amenities/clubhouse-rental-information/>

**CLOVERFIELDS PROPERTY OWNERS
ASSOCIATION BOARD OF DIRECTORS MEETING**

July 11, 2023

7:30PM

MEETING
MINUTES

ATTENDEES:

Bob Morelli (President)
Bill Boyle (1st Vice President)
Courtney Chambliss (2nd Vice President)
Jeanette Meinhardt (Treasurer)
Scott Clark (Financial Recorder)
Kelly Oliver (Recording Secretary)
Russ Shallue (Member-At-Large I)
Skip Hunt (Member-At-Large II)
Frank Migliaccio (Member-At-Large III)
Javier Piquero (Member-At-Large IV) not present
Teresa Lewis (Corresponding Secretary) not present
Ofc. Davidson (QA County Sheriff's Dept.)
Shane Moore (QA County)

I. OPENING REMARKS/REVIEW OF MINUTES

Bob opened the meeting at 7:30 pm.

II OLD BUSINESS

CRIME WATCH: 8 – Patrol check. 10 – Warning. 13- Traffic Stop. 2 – radar. 3 – Welfare Check. 4 – Summons served. 3 – Theft.

Bob introduced Shane Moore to discuss the repairs to Nichols Manor Drive at Cox Creek. The culverts need to be replaced. The county came up with a design for 3 concrete culverts. Shane stated that he spoke with us 1 ½ yrs. And voiced the concern that Nichols manor is the only crossing. Pointing out that if there were an accident and or flooding at that crossing, the road would be blocked. One solution is building a bridge across Ackerman and turning it into a pedestrian bridge after the project is done. Another is building a temporary bridge and then removing it completely. There is a sewer line that may be in the way. There is also a paper road up on Monroe Manor that crosses to Kimberly. The same options could apply there also.

Shane clarified the Fed. would pay for 80% of the project and the State would pay 20%. If a temporary bridge is decided on the costs would be less. He will bring designs for the Board. Construction will begin in a couple of years after Board/Community approval.

Bob asked about possible flooding at the Monroe/Kimberly crossing and Shane said they would do a feasibility study.

It would take 5 – 6 months to complete the repairs to Nichols Manor.

Courtney asked about looking into having a temporary bridge at Ackerman and then making a pedestrian only bridge after the fact. Shane said with the rules of construction it would be unlikely we could get a permit. A good consultant may be able to get it through. Bob asked if it were a permanent bridge, who would control it? The County or the Community? Bob voiced the concern that the County would allow 4 Seasons to cross into and through the Community under the excuse it was an emergency as there is also a road that connects 4 Seasons to Cloverfields. Shane said that access would be gated and only the Fire Department would have keys. Bill added that the County didn't seem to be concerned until 4 Season came. Shane pointed out that the Community owns the property. Scott asked if eminent domain could be invoked.

The board talked one idea while Nichols Manor is fixed.

Leave Ackerman as is with the pedestrian walkway that is there.

Build a perm. bridge at Monroe/Kimberly and then turn that into a pedestrian bridge also when the project is complete.

Bob proposed a general membership meeting if we could get the propose plans and paperwork from the county. Scott suggested a one on one with the concerned parties (neighbors to the bridge). Bob said he would.

Two neighbors in attendance also voiced their concerns. One neighbor next to the Ackerman pedestrian Bridge said he like it and would like it to continue as a ped. bridge.

III OFFICER/COMMITTEE REPORTS

Bill Boyle (1st Vice President) – No Report

Courtney Chambliss (2nd Vice President) – No Report

Jeanette Meinhardt (Treasurer) – No Report

Teresa Lewis (Corresponding Secretary) not present

Scott Clark (Financial Recorder) – Only 54 open invoices. Liens have gone out.

Kelly Oliver (Recording Secretary) – No Report

Russ Shallue (Member-at large) – No Report

Skip Hunt (Member-At-Large II) –No Report.

Frank Migliaccio (Member-At-Large III) – No Report

Javiar Piquero (Member-At-Large IV) – not present

IV. NEW BUSINESS:

Bob reports the 4th of July party went great.
Pool is running well.
Courtney is getting prices for the Crab Feast.
Asked about getting the fan blades under the pavilion replaced.

Meeting adjourned at 8:30 pm



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Email from Shane MOORE (QA DPW)

per SHA’s determination they have directed the consultant to move forward with a staged construction design for Nichols Manor therefore the second bridge option has been removed from the project. Using rough numbers this will extend construction time from approximately 6 to 9 months (per the design consultant) and the construction area will be signalized for one way traffic 24 hours a day. If there are any changes as the design moves toward finalization I will notify the board.

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