

Goshen Farm Preservation Society
Board Meeting, July 21, 2021

The February 17th, March 17, 2021, April 21, 2021, and May 26, 2021 Meetings were held virtually and recorded by the Secretary) June 16, 2021 and July 21, 2021 Meetings were held at the CSCIA Main Room

Called by:	GFPS Board	Type of Meeting:	Board of Directors
Facilitator:	Louis Biondi	Recorder:	Sharon Biondi
Date:	July 21, 2021	Time: 7:30	7:30 PM
Location:	CSCIA Clubhouse -Main Room	.	
BOD Attending:	Louis Biondi, Roy Benner, Becky Benner, Sharon Biondi, Terry Brandon, Scott Powers, Linda Paez, and Bob Nestruck		
Members/ Guests Attending:			

- 1) Call to Order and welcome of Board Members. President Louis Biondi called the July 21, 2021 Board Meeting to order at 7:30 PM. The Meeting was held at the CSCIA Clubhouse Main Room.
- 2) Lou requested changes or additions to the agenda from Board Members.
 - a) Becky Benner added discussion on notifying general public when events are cancelled. Though a notice goes out on MailChimp and Facebook, she would like to order sign banners with "Cancelled" to put over our Summer Concert signs to notify those who show up and do not know the concert was cancelled. Becky also reminded Lou that she needs the corrected copy of the Welcome to Goshen Farm flyer for the Farm's bulletin boards.
 - b) Terry Brandon asked for a discussion on how we assemble information about Goshen Farm's history and put this on the Google Cloud. Added to New business item j.
 - c) Becky asked to discuss security cameras. Added to New Business item k.
- 3) Review of Minutes – June 16, 2021 Board Meeting
 - a) Becky made a motion to accept the Minutes as corrected. Terry seconded and the motion carried.
- 4) President's Report – Louis Biondi (Report as submitted)
 - a) Lou reported that he had attended the Four Rivers Heritage Area Coordinating Meeting at 9:30 this morning. He will send the Board the link to the video of the meeting as well as their calendar and the registration link for the Anti-Racism Training on July 27th from 5:30 – 8:30. He plans to attend this training.
 - b) Lou added to his report that while in his report he noted that he had sent a follow up email to Dan DeMocker of Worcester Eisenbrandt, Inc. on July 20, 2021 asking if he would like to re-engage with the Society efforts on stabilizing the Farm House foundation, he did not include Dan DeMocker's response that came today, July 21. Dan stated that he would like to re-engage with the Society. Lou's rationale in sending the

- email was about promoting competitive bids. In this way GFPS can document that we have been in contact with four PE's regarding the Farm House foundation work.
- c) Roy Benner had a question regarding the 2020 Capital Grant Application. We are somewhat behind as Lou was waiting on some paperwork needed for the application process with Maryland Historical Trust. Now that he has what he needs, he can complete this process in the next several weeks. Lou stated that we are not currently in danger of losing the 2020 grant.
 - d) Terry had a question regarding Lou's report on the Four Rivers Coordinating Council Meeting. Did Lou see the newly included historic sites in attendance at the Meeting? Lou stated that Hancock's Resolution was represented as was the Banneker Douglas Museum. He believes that the partnership that Terry is advocating in the area of Black History on the Broadneck Peninsula, should include reaching out to the Banneker Douglas Museum. Terry asked if there was a listing of these organizations and contacts. Lou stated that he asked Carol Benson for a complete list of these sites and their Board Members and emails. He has not received this yet. Becky has compiled some names and emails during her work from the Education Committee. Lou stated that the Minutes he sent out from the last FRCC Meeting had the sites attending and their representative.
- 5) Vice President's Report – Erik Wallace (No report submitted)
 - a) Erik was out of town for business.
 - 6) Treasurer's Report - Christy Folderauer (No Financial Report submitted)
 - a) Christy is ill and was heading out to a doctor's appointment. As of 7:15 pm, Lou had not received the Financial Report for June 30, 2021.
 - 7) Committee Reports
 - a) Building & Maintenance (Vacant)
 - b) Communications – Barbara Morgan (Report as submitted)
 - i) Roy brought up the issue in Barbara's report regarding Ann Worthington's book. Ann asked Barbara her opinion of the use of the word "slave" in her book. Ann asked for the Board's opinion on this verbiage. Becky stated that the current terminology is "enslaved" or "enslaved workforce". As Ann's book is being written now, discussion suggested that "enslaved" is current. The Board made no formal recommendation.
 - c) Education Committee - Terry Brandon (Report as submitted)
 - i) To clarify the Chair title, Lou reminded Terry that his committee is named the Educational Outreach Committee.
 - ii) Becky asked about Roy Tucker mentioned in his report. Terry said he meant to put Roy Benner.
 - iii) Lou mentioned to Terry that he might want to review the taped Four Rivers Coordinating Council Meeting as there was discussion regarding these historic sites hoping to partner with AACPS for educational opportunities. Terry as chair of Educational Outreach is already doing this partnering with AACPS. Becky stated that she also hears this desire to partner with AACPS when she attends the Four Rivers Education Committee Meetings. Becky will send the Education Meeting Minutes to the Board, particularly the Educational Outreach Chair.

- iv) Terry reported that the Broadneck Baptist Church (BBC) Arts and Music Summer Camp and the St. Andrew By the Bay Summer Madness Camp held at the Farm were successful. (Both submitted proof of liability coverage for attendees.)
- d) Events – Erik Wallace (Report as submitted)
 - i) Erik was not in attendance.
 - ii) Sharon Biondi contacted Michael Buchet and Linda Beck and the August 27, 2021 concert would be their best opportunity to attend and receive their Certificates of Appreciation. **August 27th will therefore be the Member Appreciation Night date.**
 - iii) Roy stated that he had heard from the Tester family regarding dates they would like to hold John “Danny” Tester’s Memorial at Goshen Farm. The possible dates are Saturday, September 25th or Saturday, October 2nd. They also asked about having tents. Roy told them he would bring this up at the Meeting tonight (he did not know that Erik would not be attending). Lou stated that the Tester family’s request and questions would be covered in the Agenda when the Board addresses the Proposed Policy for the Use/Rental of Goshen Farm Land and Facilities. Questions were asked about the fees for rental, the number of guests at the Memorial Service, whether liquor would be served (would need permission from the AACPS in advance), etc. These will be discussed under Old Business item b if the Policy is approved.
 - iv) Becky brought up the need to order 2 or 3 banners that say “Cancelled” to put over the signs announcing the Summer Concert should it be cancelled at the last minute as the July 9th concert was cancelled. Becky will contact Tommy Bowers to order these signs. The Board approved. **(Action Item:457-07-21)**
- e) Financial Development - Lou Biondi (Report included in President’s Report)
 - i) Lou reported that he had nothing to add to this section of his President’s report.
- f) Garden - Bob Nestruck (Report as submitted)
 - i) Bob commented on his research on “manumission papers” for Jack Henson and Nace Hall which he shared with the Board in an email.
 - ii) Bob stated that he has had no luck getting a new modem from Broadstripe but will continue contacting them.
- g) Grounds - Roy Benner (Report as submitted)
 - i) Roy reported that the Chesapeake Bay Foundation (CBF) is coming to Goshen Farm on Wednesday, August 4th for about 4 hours for a course that they are sponsoring for teachers. There was some discussion in their request that they also wanted to go to Broadneck HS and view the school. There was some confusion and Broadneck HS thought CBF would be at BHS for four hours. This was settled and the CBF will be at Goshen Farm for about four hours (10:00 am – 2:00 pm). There will be about 25 – 28 teachers attending. Dean Cowherd will be discussing Soils, Larry Jennings will be discussing oysters “now and then”, Tracy Smith will be talking about the Henson-Hall Slave Garden and Roy Benner will be talking about the History of Goshen Farm. Terry stated that he had been contacted by the CBF about three months ago requesting to use Goshen Farm for this course. He also reminded the Board that we need to be mindful of our COVID-19 Policy (and the new and stronger Delta Variant) for these upcoming events.
- h) History & Research - Scott Powers (No report submitted)

- i) Scott stated that he nothing to report on History. As regards the Concert Series, one of the bands scheduled to play on August 27th cancelled. Allison Toms has agreed to play that night so there will be two entertainers.
 - i) Membership -Becky Benner (Report as submitted)
 - i) Becky was pleased to report that we have 202 Membership units as of July 18, 2021.
 - ii) Becky had one correction. She helped harvest kale and Swiss chard for My Brother's Pantry from the Hoop House, Henson-Hall Slave Garden and Sharing Garden Plots.
 - iii) Lou stated that My Brother's Pantry put a nice "thank you" on the Historic Goshen Farm and Educational Center Facebook Page and shared this with several other community Facebook pages.
 - j) Members at-large
 - i) Linda Paez discussed the Docent Program she is working on. She has not heard back from Patty Feldt after leaving messages. Linda is working with Janet Budzyna, an experienced docent who has offered to help GFPS with the Docent Program.
 - ii) Becky reported that as she is helping Member at-large, Rose Mary Stocker with the Fall Open House that Liz Smith of Raptor's Eye will be a presenter from 10am – 3pm and Tim Tumelty will be presenting Unmanned Aerial Systems, A.K.A., commonly called drones, for two presentations.
- 8) Review of Action Items and Recurring Action Items
 - a) **(Action Item 443.04.21), (Action Item: 444-04-21), (Action Item: 445-04-21), (Action Item: 454-06-21) and (Action Item: 456-06-21) were completed. (Action Item: 424-12-29) and (Action Item: 450-05-21) were OBE.**
 - b) Secretary will keep this in as a reminder for the Treasurer until the Board knows that this has been verified by the Treasurer. As relates to completed **(Action Item: 453-05-21)**, Lou reminded Christy that based on his research, GFPS's Treasurer will need to File a **Maryland Annual Update of Registration Form by April, 2022** but no later than August 2022 as we will have met the \$25,000.00 threshold when GFPS files taxes for 2021. Additional forms may need to be filed. A call to Charities and Legal Services Division at 410-974-5534 to verify this is recommended. The email is dicharity_sos@maryland.gov.
- 9) On-going Business
 - a) GF Nature Play Space Committee (Roy Benner, Becky Benner, Terry Brandon, Stef Schwenk and Jessica Smith)
 - i) The Grant Application for the Chesapeake Bay Trust Mini Environmental Education Grant to fund the GF Nature Play Space was not completed and submitted by the July 31st deadline as there was not sufficient time for Stef Schwenk and Jessica Smith to complete the Application. The Committee working on this plan feels that the materials for much of the Nature Play Space can be collected through donated items. Roy and Becky have already gotten the fencing for this project through a donation.
 - b) Discussion and vote on proposed **Policy for the Use/Rental of Goshen Farm Land and Facilities**
 - i) In a discussion earlier in this Meeting, it was decided that this Policy needs to include the equipment that people are going to bring and use, parking, portable-restroom,

and a reminder regarding electrical usage. Lou has not finalized the application for Use/Rental due to possible changes from tonight's discussion.

- ii) More discussion ensued. Should the Policy state that the application should be submitted sixty (60) days prior to the event; thirty days (30) at a minimum and include in the language that the application needs to be approved by the Board which only meets the 3rd Wednesday of each month? All agreed this should be stated. Terry asked about last-minute rain or snow and the reality that parking is affected by weather (large parking area is the lower field below the House yard). Lou asked how many cars can be parked in the upper gravel parking lot. It was decided that with four (4) handicapped parking spaces, there would only be parking for 20 maximum. Therefore, the Board can cancel an event that has already been approved due to weather-related parking conditions. Last it was recommended that the Policy should state under "sanitary facilities" that water is not available.
- iii) It was decided that there are enough changes in the draft Policy that **the Board cannot vote on this Policy tonight**. Lou will add changes and send out another draft Policy statement and application form for the Board's review.
- iv) As relates to the Tester Family's request to hold a Memorial Service for "Danny Tester at the Farm, this request should be "grandfathered" as the Policy for the Use/Rental of Goshen Farm has not been finalized or approved by the Board. Erik Wallace is in contact with the family and handling this request.

10) New Business

- a) Discussion of the McCon Engineering Proposal and a vote to accept or reject
 - i) Roy stated that this proposal looked good and he was for accepting it. Lou called for a motion. Becky made a motion that we accept the McCon Engineering Proposal regarding the stabilization of the foundation of the Farm House. Roy seconded. Discussion ensued.
 - ii) Becky feels that McCon has been in business for many years . Peter McConaughy will do what is relevant to our needs and to protect his company. Lou stated that our attorney, Dirk Schwenk, reviewed the proposal and did not see any problems.
 - iii) Lou does believe that Maryland Historical Trust will have a problem with this proposal, but he will include McCon's proposal with the 2020 Capital Grant application package. He will also send copies to Jane Cox and the Four Rivers Heritage Area.
 - iv) Becky asked if engineer Peter McConaughy, would still write the Request for Proposal for the actual contractor work regardless of whether McCon Engineering's proposal or Worcester Eisenbrandt's proposal was accepted by the Board. Lou stated that McConaughy would.
 - v) The motion carried to accept the McCon Engineering Proposal. Lou will contact Peter McConaughy, tell him that the Board voted to accept his proposal. He will also tell him that he has more information he needs to gather before we send the signed copy to McCon Engineering. The signed proposal is due back to McCon Engineering by August 18, 2021.
- b) Discussion of contracting to have the Farm House properly sealed against weather and wildlife. Lou asked if he should contact contractor Dave Weir regarding the Bora Care

application to determine if he will do it, what is involved and the cost. He will also ask about the sealing of the Farm House from weather. **(Action Item: 458-07-21)**

- c) Discussion of response from the Capital reporter, Jeff Holland, regarding his article on the “Cape St. Claire Trail” which included Goshen Farm and the subsequent response from the All Trails website which put Goshen Farm as a public trail. Lou stated that Jeff Holland corrected his article and in another article stated that the Goshen Farm trails were only available to Members of GFPS. He also contacted All Trails who were initially cooperative. Lou revisited the All Trails website and saw that they had put a “private” sign across their photo of trails at Goshen Farm. He feels the problem is resolved.
- d) Discussion of revised COVID-19 Policy
 - i) Lou feels that the COVID-19 Policy is no longer appropriate with all of the state and county restrictions being lifted. We need something to protect ourselves regarding people who have not been vaccinated. This is particularly necessary with two new strains of COVID now spreading in the U.S.. Lou read his draft policy to the Board as some Board Members did not have their copy. Edits were made and discussion followed. Lou called for a motion to accept or reject. **Terry Brandon made a motion that we accept the new COVID Policy as stated with corrections. Linda Paez seconded.** This policy should go out to the Chesapeake Bay Foundation due to their upcoming course on August 4th. It should go out to Broadneck High School, And the Cape St. Claire Elementary School with the request that the principals share this Policy with their teachers and staff. **The motion carried.**
- e) Period to which the Board would like to restore the Goshen Farm House.
 - i) The meeting to discuss possible restoration periods for the Farm House was held on July 12th at Goshen Farm. In attendance were Roy, Becky, Barbara, Terry, Scott, Sharon, and Lou. Based on previous discussions with Willie Graham who came to inspect the Farm House and discussed Maryland Historical Trust’s policies of “restoration”, discussion of these policies was involved. Mr. Graham stated that Maryland Historical Trust and other funding sources are reluctant to fund restoration projects that return a property like the Goshen Farm House back to its condition more than 50 years prior. According to Mr. Graham, full restoration of the Gardiner ownership period would require removal of the 1853 and 1967 additions and removal of the stucco. Restoration to the Tydings ownership period would require removal of the 1967 addition and perhaps the stucco. Restoration to the Radoff ownership period would allow the additions and the stucco to remain in place. To keep the entire Farm House intact, we would need to choose to restore to the Radoff period. At this meeting those attending chose to recommend restoration to the Radoff Period (1941-1991).
 - ii) The “sense of the Board” was to restore to the Radoff Period.
- f) Enforcement of the Sharing Garden Plot Rules
 - i) Problems with this enforcement of Garden Plot Rental Rules was brought to Lou’s attention via emails. He presented to the Board a written summary of the problems and possible solutions.

- (1) Problem 1 - the tracking of returned and signed Garden Applications (GA) and ensuring the returned Applications with signatures are available to the Membership Chair.
 - (a) Becky explained that in the Membership Renewal Packet she sends out in November, she includes a Garden Plot Rental Application to current plot renters. She tracks Membership, Membership payment, Garden Plot Applications and Garden Plot payment on a spreadsheet. By January of 2021, she had received about 65% of the signed Garden Plot Applications. Becky then sent as many as three emails to those who had not returned their applications. Lou suggested that Becky send out a stamped GFPS addressed envelope with a Garden Application form stating that until we cannot accept your check for the Garden Plot until we receive the signed Application. Becky will instead “bold” this sentence in the original letter she sends out in November. This will involve holding checks and making refunds by check and through PayPal.
 - (b) Problem 2 - Overgrown and weed-filled garden plots are a growing concern among those Sharing Gardeners who are properly using and maintaining their plots.
 - (i) Lou suggested that remediation should follow the guidance laid out in the Sharing Garden Welcome Packet (basically three notifications for remediation and, if no response, the Gardener will lose his/her plot and the plot can be reassigned. Plot renewal for the next year may be denied by the Garden Chair).
 - (c) Problem 3 - The main entrance area is overgrown with weeds and the Sharing Garden fence is overgrown with vines, weeds, and trees.
 - (i) Lou suggested that the Sharing Garden Chair will establish a list of scheduled maintenance tasks for the entrance, fence, and pathways in front of and alongside plots. As relates to the (six) 6 hours of volunteer time requirement (within and outside of the Garden) Sharing Garden Members are required to sign up for scheduled maintenance tasks, notify the Garden Chair when completed and the number of hours spent. (Bob has Gardeners who will take on these maintenance tasks, but hours are not recorded and there are other Gardeners who do no volunteer hours inside or outside of the Garden.)
 - (d) Bob and some of the Board feels that having a Sharing Garden Facebook Page (with Barb Morgan’s help) where he can lay out the current problems and what he is going to do to for remediation will help. This will not help those Gardeners who are not on Facebook.
- g) Wine Tasting
 - i) Lou listed the raffle items that have come in to date for the Wine Tasting/ Raffle event on August 21st.
 - ii) Lou informed the Board that Michael Buchet wrote a donation check for \$250.00 to cover half of the Clubhouse rental for the Wine Tasting/Raffle Event.

- h) Lou reminded the Board the August 18, 2021 Monthly Board Meeting will be held on Zoom as the CSCIA Clubhouse Main Room is not available. Terry stated that if GFPS runs into other conflicts using the Main Room, the Broadneck Baptist Church Main Room would be available with notice.
 - i) Event Cancellation
 - i) As regards Concert night cancellations, Scott will put up cancellation banners on the Concert Event signs. Barb or Lou will put a notice on our Facebook Page, and Barb will send out a prepared MailChimp message stating event cancelled. Lou will contact Shannon at Color Fire to create a way for Barb to send out this MailChimp message immediately after decision to cancel is made. **(Action Item: 459-07-21)**
 - ii) Becky has talked to a Member who is proficient in WordPress. Becky is hoping to connect the Member with Barb and Shannon so she could go on the website to make updates, changes, and notifications.
 - j) Collecting and archiving Goshen Farm history documents and information
 - i) Terry voiced his concern about the Board's ability to access Goshen Farm history information when the need arises.
 - ii) Lou stated that the solution is develop a "taxonomy" of or for files that is logical, and where information can be placed on the Goggle Cloud.
 - iii) Scott said he has eleven years of accumulated papers and notes on Goshen Farm and related history. Some are in cardboard boxes, and some are in files in his computer. Scott would be willing to move his information to the Google Cloud, but he doesn't have the technical knowledge to create the taxonomy. Scott would also like to rewrite the original book, History of Goshen Farm, that was written by him and Barb Morgan in 2009 to correct some of the information and add what has been documented since that printing. Lou will look at the documents on the Google Cloud, see what the folder structure is and research whether the Cloud has a search function that we can use.
 - iv) Linda Paez stated that the AACC has a program in the Computer Science Department that has interns that can be sent out into the community to do projects (such as put files into folders on the cloud). Lou noted that we would have the folder Taxonomy system in place before getting help from an intern. Linda will get the name of the person in charge of this intern program. **(Action Item: 460-07-21)**
 - k) Becky stated that the CSCIA Town Manager, Ryan Anderson said the Association is getting rid of their current hard-wired security cameras. Ryan offered these to GFPS but we cannot use hardwired cameras. They bought eight (8) exterior cameras for \$650.00. When we have the funds, this is the type of wireless camera GFPS may want to consider.
- 11) Review of New Actions Items from the Meeting
- a) New Action Items were reviewed.
- 12) Comments from the Floor
- 13) Adjournment
- a) **Linda Paez made a motion to adjourn, and Terry Brandon seconded.** The motion carried. The meeting adjourned at 10:20 PM.