

**CICA Board of Director's Meeting—Minutes**  
September 4, 2003

The meeting began at 7:30 p.m. at the Pavilion

**OFFICERS WERE ELECTED AS FOLLOWS:**

|               |                |
|---------------|----------------|
| Michael Szep  | President      |
| Ken Knapp     | Vice President |
| Rob Green     | Treasurer      |
| Janet McKenna | Secretary      |

Jay Gilfillan was appointed to fill the seat vacated by Elaine Weber.

**BOARD OF DIRECTORS PRESENT:** Brian Clare, Bill Dryden, Rob Green, Sonny Hayes, Ward Keever, Ken Knapp, Janet McKenna, Verne Orndorff, Gordon Osborne, Mike Szep, Sr.,

**ABSENT:** Jim Able

**Committee Members & Guests Present:** Dave Byler, Patricia Jones, Alan Embon, Tina Ott, Jeff Folk, Mike and Marie Borromeo, Fred Keith

**PRESIDENT'S REPORT:**

*Correspondence Report* – Nothing to report.

**SECRETARY'S REPORT:** The minutes from the Board Meeting held on August 14, 2003 were approved as submitted.

**TREASURER'S REPORT:** The monthly report was approved as submitted. Two payments were made on the tractor, payments 48 and 49 respectively. A special note regarding disbursements were for \$1,500.00 which was paid to legal counsel, Raymond Via as retainer. Social Committee sent a \$500.00 deposit for the Annual Spring Dinner at the Chesapeake Bay Yacht Club. CICA's Certificates of Deposit were cashed-in and put in to the saving account. A new Certificate of Deposit will be purchased later in year. Treasurer will report on paying off the tractor early -- closer to year-end.

**COMMITTEE REPORTS:** (Contributor's name and/or committee chairperson's name shown in parentheses following report.)

**Architectural Review:** Mike Szep on Barry Miller's behalf reported the following: Architectural Review Committee turned down plans for Lot M9. Revised plans have been submitted and are under review.

Plans for Lot P32 have been requested to be reviewed.

Concern was addressed regarding run-off affecting adjacent lots due to recent construction. Lot N13 is causing runoff due to construction on and around a storm drain. The Board of CICA has recognized this concern and is attempting to contact the Zoning Board for Cecil County regarding this situation. The adjacent property owners will be kept apprised as to the outcome, as well as the rest of the Association.

As reported in the minutes of 8/14/03, Mike Szep has contacted the property owner of the driveway that was encroaching on CICA property. The encroachment will be fixed upon paving of the driveway.

Plans for a house on Bennett C30 were previously approved. (Barry Miller)

**Beach:** Mike Szep on Jim Abel's behalf noted nothing new to report. As a reminder note Beach Clean Up will be September 27, 2003. Please mark your calendars and we'll see you there. (Jim Abel)

**CICA Clothing:** Nothing to report. (Dotty Fritz)

**Email & Website:** Nothing to report. (John Reber)

**Erosion:** The persistent and hard rains have created some "special needs" spots both on the lots as well as the roads. This will be checked out and monitored going forward. CICA will talk with County regarding grading on new construction as well as applicability of submitted plans.

The area in the harbor that is to be planted on Clean Up day has been treated and prepared. Plants are in for the harbor, staking will commence prior to planting. \$1,100 nursery bill is being presented to Treasurer. (Ken Knapp)

**Grass Mowing:** Follow up is being done regarding a lot owner assumed to be a CICA member and given a 1/2-season member's rate. Records proved otherwise. Lot owner is being contacted. (Ken Knapp)

**Harbor:** A special report is submitted as follows:

I would like to report that all is well at the harbor, but this is not the case.

One of the expensive kayaks on the rack was removed. (This is a nice way of saying it was stolen.) It was later found by the owner hidden in the reeds in the cove toward Turkey Point.

I would assume that the thieves were from the Isle and it was hidden away until they wanted to take another ride in it. The paddle found with the Kayak was not the owner's and may have been taken from another Kayak in the harbor.

I would advise anyone with a vessel of any value in the Harbor Area to secure it with a chain and lock.

We should all be alert to what is going on in the Harbor Area and notify any Board Member of anything that seems out of line. Most importantly the Sheriff's Office should be notified of any suspicious actions in the Harbor or anywhere else in the Isle. (Bill Dryden)

As a footnote to this report, this incident has been reported to the Sheriff and the Department of Natural Resources came by two times so far to police our area.

**Historical:** No report given. (Audrey Buck)

**Legal:** Dave Byler has agreed to maintain his role as Legal Committee Chairperson. (Dave Byler)

**Maintenance:** Mike Szep relayed the report on behalf of John Bates. A crew is needed to trim branches. A tree is to be cut on Rolling & Mowbray Roads on cleanup day due to its causing visual impediment to drivers. Joe Turner will provide an auger on clean up day.

The siding on the pavilion has been postponed until later in the fall due to time constraints. (John Bates)

**Membership:** Member ship is now up to 243 paid members. One more is need to tie the previous record. (Les Fritz)

**Newsletter:** Any items that you want in the Newsletter need to be to Les by October 1<sup>st</sup>. The newsletter will be sent out mid-October. Snowplow contracts will be included in this newsletter. Les Fritz)

**Pavilion:** No report given. (Gay Turner)

**Roads:** John Bates is looking into Mowbray due to erosion from the recent rains and the ensuing draining problem. Three more loads of millings are to be brought in this fall. Seven loads are out and spread. Mason Lane is high on the priority list; the recent rains washed out the private right-of-way across the lots. (John Bates)

**Social:** The Annual Meeting went off smoothly. Turn out was good. There will be one more harbor social before next meeting. (Sue Seeley)

**Town Watch:** Nothing new to report. The recent night activity has diminished. Harry is requesting to have an associate to take over Town Watch. Anyone interested please call Harry or any of the Board members. (Harry Hite)

**Tractor:** A window needed to be replaced. Other than the window, the tractor is holding its own. (John Bates)

The President wishes to extend a thank you to the nominating committee and all those who contributed to the success of the Annual Meeting.

## **OLD BUSINESS**

**Mandatory Membership** – The last contact with the attorney was just prior to the annual meeting. The support at the annual meeting regarding this initiative was quite favorable. Mike Szep will follow up with a time line going forward.

**Boat Slip Proposal** -- Motion was made by Sonny to move to the next agenda item, the Boat Slip Proposal, the motion was seconded and approved.

A lengthy discussion between interested Community members and the Board of CICA was held. Further information is needed regarding how to proceed with this proposal. A committee will be appointed to research this issue, including, but not limited to concerns of the Community members, interest, fees, regulations, impact on the harbor and beach area, etc. Members of the Board who volunteered to work on this idea included Brian Clare, Bill Dryden, Sonny Hayes, Gordon Osborne and Ward Keever.

A motion was submitted by way of written document by Ward Keever and was tabled. An open meeting devoted solely to this matter will be scheduled. The tabled motion is attached hereto as Exhibit A.

Please send any questions, concerns, points of view to: [jmckenna@wilmingtontrust.com](mailto:jmckenna@wilmingtontrust.com) or, in the alternative please drop them in the CICA tube at 5296 Turkey Point Road and Janet will see that they are presented to the Board.

Ward Keever made a motion to have a special meeting on September 22<sup>nd</sup> at 7:00 for discussions concerning the Boat Slip Proposal. Sonny Hayes seconded. The motion was approved. A meeting will be called to order at 7:00 in the Pavilion to address this matter.

**Camping Trailer Concern** -- A representative of the CICA will meet follow up with the property owner regarding the on-going concern of people living in a camping trailer adjacent to a home in Chesapeake Isle.

**NEW BUSINESS**

No new business was discussed.

**CLOSE OF BUSINESS:** The next meeting will be held on September 22<sup>nd</sup> at 7:00 P.M. at the Pavilion.

Having no further business to discuss, the meeting was adjourned at 9:45 P.M.

Respectfully submitted,

Janet McKenna, Secretary

**CC:** Committee Chairpersons  
Elk Neck State Park Rangers

## EXHIBIT A

CICA Proposed Draft Motion 09-04-03

Move that the Board appoint a Committee to work with and oversee the activities of those residents interested in building slips at the harbor. The result should be a proposal for consideration by the Board and, as appropriate the entire CICA membership. This proposal will meet the following conditions:

1. The pier and the surrounding property will be owned by CICA. Residents will be able to own long-term leases for specific boat slips.
2. The Yacht Club will be considered a committee under the auspices of the Board of Directors and report to the Board.

The Proposal will include, but not be limited to, the following:

1. Construction drawings, all necessary permits and at least two construction quotes from qualified builders.
2. The initial purchase price, as well as any annual costs that would be charged to slip holders. The annual fee should include sufficient operating expenses, e. g. trash removal, liability insurance, additional real estate taxes, electricity and contributions to a sinking fund to cover future maintenance and repairs, e.g. ice damage
3. Impact on the existing mooring area and an explanation of how boats on moorings will co-exist with the extended pier
4. Proposed policies addressing such things as noise, construction of lifts, parking, structures, winter storage, spring preparation in the harbor area, etc.
5. Other topics that could be areas of concern such as lighting, trash removal, etc.
6. Various policies and procedures, e. g. purchase and resale of slip leases, inappropriate behavior, not paying annual fees and assessments, etc.
7. Experiences and models of other communities that have installed piers with boat slips, e.g. Port Herman, St. Johns Manor, Pembrey, Hollywood Beach, etc.
8. Identification of all federal, state and county laws and agencies impacted by the construction of the proposed pier
9. Proposed policies for owning and transferring slip ownership among CICA members

Upon receipt of this document, the board will first meet with property owners surrounding the Harbor to gain their input. (It is important for all parties to understand that one of the Board duties is to not undertake any action that would intentionally harm a member's property value.) Following the receipt of a complete proposal, the board intends discuss its merits, conduct meetings with the entire membership, take a position on the construction of the pier, and submit the proposal to the entire membership for a vote.