

CICA Board of Director's Special Meeting—Minutes
September 22, 2003

The meeting began at 7:00 p.m. at the Pavilion

BOARD OF DIRECTORS PRESENT: Jim Abel, Brian Clare, Bill Dryden, Rob Green, Sonny Hayes, Ward Keever, Ken Knapp, Janet McKenna, Gordon Osborne, Jay Gilfillan and Mike Szep, Sr.,

ABSENT:
Verne Orndorff

Committee Members & Guests Present: John Bates, Hope Stammler, Dave Byler, Jeff Folk, Bob Jones, Ron Fritz, Tim McGill, Mike and Marie Borromeo and Tim Ristau.

SPECIAL REPORT:

Boat Slip Proposal

At the regular Board meeting of September 4, 2003 Ward Keever presented a motion, which was tabled regarding the boat slip proposal. This special meeting was called to take up the matter. Below is the motion that was presented and tabled on 9/4/03 with changes indicated as they were made on 9/22/03 at this Special Meeting.

CICA Proposed **Revised** Draft Motion 09-04**22**-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, **slips**, and the surrounding property will be owned by CICA. ~~Residents will be able to own long term leases for specific boat slips.~~ **Slip leases will be offered to CICA members only.**
2. The **proposed** Yacht Club will be considered a committee under the auspices of the Board of Directors, ~~and~~ report to the Board, ~~and will submit a proposed annual budget as part of the CICA's budget process.~~

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

1. Construction drawings, all necessary permits and at least ~~two~~ **three** construction quotes from qualified builders.
2. The initial ~~purchase price~~ **funding mechanism**, 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~~ **acts of God**.
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 **operating** 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.~~ **Betterton, Westview Shores, Crystal Beach**.
8. Identification of all federal, state and county laws and agencies impacted by the construction of the proposed pier
9. Proposed policies for **leasing** ~~owning~~ and transferring slips ~~ownership~~ among CICA members

Gordon Osborne moved that this motion be approved as amended. Brian Clare seconded it. The Board approved this motion unanimously.

At 8:15 p.m. the floor was opened for discussion.

The community members present that first presented the idea of slips in the harbor spoke approvingly of the Board's input to the proposed motion. Concerns were raised regarding the possibility that the community may have a 75-90 combined slip and mooring limit (there are about 330 lots). Ownership issues were raised as well as the capital needed to not only build the proposed slips, but their insurance and maintenance costs as well.

Mike Borromeo passed around an initial estimate from Coastal Dock & Pile Inc. for information to those present. No hard copies were retained.

Bill Dryden moved and Sonny Hayes seconded that a committee be formed to follow up on the Board's motion. The committee will consist of Board members and members of the community who first proposed this. The motion was approved by the Board. The committee will consist of Brian Clare, Ward Keever and Gordon Osborne from the Board and Mike Borromeo and Ron Fritz from the community.

As always, CICA members are invited to provide their opinions, questions, and concerns to the Board.

The meeting was adjourned at 8:30. The President will establish a date and time for the next Board Meeting at a later date.

Janet McKenna, Secretary

CC: Committee Chairpersons
Elk Neck State Park Rangers