



CHESAPEAKE ISLE CIVIC ASSOCIATION
P. O. BOX 150 NORTH EAST, MD. 21901

CICA Board of Directors Meeting – Minutes October 28, 2003

The meeting began at 7:10 at the pavilion.

BOARD OF DIRECTORS PRESENT: Brian Clare, Bill Dryden, Janet McKenna, Ken Knapp, Dave Byler, Michael Szep, Sr., Vern Orndorff, Sonny Hayes, Jay Gilfillan, Rob Green, Gordon Osborne, Jim Abel

ABSENT: Ward Keever

Committee Members and Guests Present: Rich Gilbert, Glen and Joyce Culler; Paul Pudlinski; Alan Embon, Barry Miller, Joan and Jack Ferrick, Trish Jones, Joan Kluge, Sharon Kirk, Bill Hayes, Marie Borromeo, Joe Turner, Karen Giffing, John Epler, William and Ethel Hayes, Pat Jewell, Kevin McMenanim, Brian Sineo, Ben Goodman, Paula Brainard, Jack Brainard, Brad Fager, Maggie Parrot, Ben Goodman, Brad Fager, Les Fritz, John Bates along with other interested community members.

President's Report:

Mike Szep extended a heartfelt welcome to guests present, reminded those present that meetings are conducted under Robert Rules of Order and then read agenda items.

- Minutes from the past two meetings in September to be approved.
- Committee reports: allocating time for essential matters only tonight
- A synopsis of old and new business.
- Mandatory Membership is given the bulk of the agenda with 35 minutes slotted.
- Ten minutes are allocated to boat slips.
- New Business:
 - Approval of application under home occupation guidelines,
 - Isabel aftermath, repairs to old pier,
 - approve budget for holiday light contest,
 - Another workday to be set.

The President expressed the Board's thank you to the social committee and volunteers for the annual meeting, harbor social, clean up day with social afterwards and the Halloween party. Special thanks were given also to those that helped prior, during and after Isabel. There were four boats saved, community roads were re-opened, and a crew helped open

up Turkey Point road through Elk Neck State Park. The new pier is already fixed. In addition, dinghy and kayak racks are repaired, and old pier repairs are under way. Clean up of both the boat ramp and swim beach areas are almost complete. Work on the school bus shed was outstanding. The newsletter gang did a bang-up job. Thank you for those efforts.

SECRETARY'S REPORT: The President presented the minutes for the last two meetings. A motion was made by Bill Dryden and seconded by Brian Clare to approve the minutes of the September 4, 2003, Board meeting. The motion to approve the minutes of the special meeting held September 22, 2003, was made by Jim Abel and seconded by Vern Orndorff. The Board was unanimous in accepting both meeting minutes.

TREASURER'S REPORT: The monthly report was submitted by Rob Green and approved as presented. Noted by the Treasurer:

- Current expenses exceed income and will until January, 2004.
- Bills for truck loads of the millings and the plantings for harbor came in October. These were expenses from July.
- Ten payments are left on the tractor and will be paid prior to end of 2004.

Motion for approval was proposed by Sonny Hayes, Jay Gilfillan seconded the motion. Approved unanimously by the Board.

COMMITTEE REPORTS:

Architectural Review: Barry Miller contacted the Staskys (plans were not acceptable as submitted -- Architectural review would not sign off). Lot P-32 has been approved for future construction by the Cecil County Health Department as shown on plot plan provided by the County to Ken Knapp. Chesapeake Isle has not been given any plans for approval to date. The Board will continue to monitor developments.

Beach: Pavilion and bath houses to be winterized. The space heater will be fixed shortly. Burning permit has been received for the pile on the shore at the swim beach.

CICA Clothing: Another order is in this order will have actual embroidery with the Chesapeake Isle wording though not full logo.

E-mail and Web: Nothing new to report.

Erosion: Plantings are finished in harbor. The required DNR mitigation project is completed. Thank you, Joe Turner, for providing the post hole digger.

Grass Mowing: Nothing new to report -- mowing season is over. In response to concerns presented by neighbors about the yard of a house reported to be overgrown, the President will speak with the current resident.

Harbor: Still there and quiet. Next project will be the moorings which are to be pulled on Saturday. Report submitted is that the harbor remains quiet except for the removal of many of the moorings by Sonny Hayes and crew in preparation for the final mooring pull on Saturday. We need the help of all the able-bodied neighbors that can spare the time on Saturday to complete the pulling and delivery process. (Where did the summer go?)

Bill Dryden, the Harbor Master and Joe Turner recently inspected the old pier and report as follows:

1. One piling still has to be installed and will probably have to be dug by hand since no portable pile driver has been located.
2. Five sections of the pier look sound enough and require only the beefing up of the stringers and re-nailing of the decking.
3. Nine sections and the tee-section need to be rebuilt. The pilings look good and most of the old decking can be used.

The cost of lumber and nails should be in the range of \$800.00.

With the Board's approval, the Harbor Master would like to try to get the new stringers installed before Winter and may be able to complete most of the decking as well.

Historical: No report (Audrey Buck)

Legal: Dave Byler reported no legal activity

Maintenance: John Bates reported that Brian Clare will be leading a crew with Frank Slupski on equipment maintenance and Ed Earle is to handle the welding jobs. These three will be taking over general maintenance of tractor mower, etc. Cecil County provided a dumpster at the harbor for the debris removal and everything from harbor was taken care of.

Membership: 249 of record to date. (Les Fritz)

Newsletter: All newsletters have gone out only two came back. (Les Fritz)

Roads: Due to concern for the impact of Hurricane Isabel on Assn. Budget, the Chairman postponed bringing in 3-4 loads of millings until Spring. One load of millings is being brought in for pothole repair over the winter. A crew is needed to trim along the roads and remove trees from the right of ways so the tractor can plow snow this winter. (John Bates)

Snow Plowing: Trimming needs to be done to give 8.5 foot clearance for snow plowing. Contract applications for snow plowing are out. There are 26 back giving a monetary

total of \$1,100.00. The limit is 35 contracts. There was a suggestion of an “on call” list when the current list exceeds 35. Last year we had 31 contracts.

Social: A wine and cheese is going to be held on December 7th. A location is needed. Joan Ferrick will lead the annual Christmas caroling at 6:00 on December 20th. The next Social Committee meeting will be on November 18th @ 7:30.

There was a proposal of \$150.00 (same amount as last year) for the holiday light contest. Dave Byler made the motion, Vern Orndorff seconded. Board approved with one opposed.

Town Watch: Jay Gilfillan will meet with Harry Hite on the 17th. Jay Gilfillan will now be in charge of Town Watch. Equipment and supplies are in good shape.

Thank you Mr. and Mrs. Harry Hite for such a great job throughout the years. .

Tractor: Nothing new to report. John Bates is working with Brian Clare to get everything transferred. Training three more drivers Brian Clare, Frank Slupski, and Ed Earle. (John Bates)

Old Business:

Mandatory Membership – Mike Szep presented the following information regarding a ballot and special membership meeting on proposed bylaws changes:

The community known as Chesapeake Isle was originally developed as Rolling Hills around 1960. Property owners formed the Chesapeake Isle Civic Association (CICA) in 1966. The CICA incorporated in 1972 to preserve and protect the interests of property owners in Chesapeake Isle. In 1978, CICA, Inc. took title to the community lands and roads, and acquired all first-party rights to enforce the restrictive covenants.

Over its 37 year history, the CICA constructed a bathhouse, second pier, pavilion, jetties at the swim beach, “bill’s barge” (moorings), facilities for basketball, volleyball, horseshoes, and shuffleboard, a library and kitchen, floating piers, a playground, community signs of many descriptions, Jacobs Nose erosion controls, swim floats, dinghy racks, picnic tables and grills, and a maintenance building. Its tractor (the second one) which will be paid off this year, two mowers, and a roller serve the community. It has maintained and improved the roads and performs outstanding winter snow removal. It has kept the beach and bathhouse clean and inviting, including mowing the grass and removing trash. It publishes newsletters, has an informational website, and keeps up two bulletin boards to keep all property owners informed. It pays our liability insurance, and organizes social events for every taste and budget. It operates a town watch in cooperation with the Sheriff’s Department and the State Park, and maintains contact with the NE Fire Company. It enforces the restrictive covenants and pays the taxes. Etc., etc., etc.

All property owners have benefited from the CICA, but who pays for it? Historically, about 80% of property owners eligible to be members of the Chesapeake Isle Civic Association, Inc., pay dues and are members in good standing. These supporting members underwrite virtually 100% of the \$35,000-\$40,000 spend annually to maintain and improve the community. Dues – as low as \$10 per year in the early years – are a bargain today at \$85 per year, thanks to conscientious boards and a healthy core of volunteers who donate their time and their best to Chesapeake Isle.

As a matter of fairness and practical finances, the Association has always sought to address the unsupportive 20% who share the benefits of the CICA and chose not to bear any of the cost or effort. We have made every effort to enlist their support by friendly, non-confrontational appeals.

Last fall, we learned how Hollywood Beach, a community similar to Chesapeake Isle in many ways, successfully addressed this in their community. They were able to keep their community friendly and private, and enhanced their ability to maintain and improve their community assets. All property owners are now required to be members. They are in compliance with the Maryland Homeowners Association Law and have their bylaws on file in the courthouse. Property transfers include payment of dues in the settlement sheets. The steps needed to clone this in Chesapeake Isle were studied and we have patterned our efforts over the past year on Hollywood Beach's positive experience. Therefore, the Board of Directors of the Chesapeake Isle Civic Association, Inc. recommends approval of the attached amended Bylaws.

The primary changes to the existing bylaws in Article 1 would:

- 1) make membership mandatory for property owners in Chesapeake Isle,
- 2) require membership approval of the fiscal year budget and dues amount at the Annual Meeting, and
- 3) remove "assessments" from the bylaws.

There are also related wording and "clean-up" changes proposed for Articles 2, 3, 4 and 5. For instance, "in good standing" is inserted after "member" where appropriate. Also, renters become the guests and responsibility of the property owner members.

If the membership approves the recommended bylaws changes, they will become effective with the new membership year that starts January 1, 2004, and will be recorded at the Cecil County Courthouse in compliance with the Maryland Homeowners Association Act.

The Board will be available at a special membership meeting for CICA members at 3PM on November 23, 2003, at the Pavilion. The purpose of the meeting is to share information and hear concerns.

VOTE DETAILS:

- 1) Only paid up members of the CICA can vote.
- 2) Ballots must be received by December 5, 2003. Send your ballot, complete with signature and address, sealed in the official envelope provided to Chesapeake Isle Civic Association, Inc., P.O. Box 150, North East, MD 21901. You may also hand deliver it to the Secretary of the Association.
- 3) Please vote. Ballots received will be counted on December 8, 2003.
- 4) Ballots that are not returned by paid up members will be reported as non-objections to the Boards recommendation.
- 5) Results of balloting will be announced in the January Newsletter and Board Meeting minutes.

The floor was then opened for questions and concerns.

The following suggestions were made to the proposed by-laws:

- 2.2(A) "except as otherwise provided therein," should come out.
- Section 1.4 (A) delete "or assessments"

The following motion was made by Bill Dryden, seconded by Brian Clare: I would like to make a motion that board accept the changes to our Association's By-Laws that have been proposed in an attempt to make membership to the Chesapeake Isle Civic

Association mandatory by all property owners in Chesapeake Isle and that the revised by-laws be sent to the property owners as soon as possible for their review and approval. This motion was unanimously passed by the Board of Directors.

Mike presented the following timetable. Mailing in first week of November, with the votes back in December 5th. Ballots will be counted on December 8.

In response to comments from guests that the member meeting be moved from November 23rd to avoid conflict with the week of Thanksgiving, the date for special meeting was rescheduled to November 16 @ 1:00 p.m.

Boat Slips – On September 22nd a meeting was held regarding boat slip proposal. Four community members got together and will be getting estimates for constructing the pier (and electrical). Discussion was held regarding electrical issues. The existing proposal will be reviewed. A committee will be formed to meet on a monthly basis going forward and to give the Board updates regarding the information they develop regarding the cost and feasibility of boat slips.

New Business:

Isabel aftermath. There is one piling that needs to be installed by hand. Of the total dock, 5 sections of the pier look sound enough. Most of the old decking can be salvaged. There is an estimated cost of \$700-\$800 (lumber, delivery, nails). Stringers in and most of decking needs to be done before the winter.

The pier is unusable as is and needs protection for winter. Emergency cost is already in harbor budget. The dinghy racks needs minor repair.

Batter boards are suggested for a stop-gap measure with concrete nails. Insurance would not cover the repairs. A motion by Gordon Osborne to start these needed repairs was made and seconded by Vern Orndorff. Board approved unanimously.

A Burn Permit was obtained for the pile on the beach from the aftermath of Isabel. There was no objection to burn the pile. The day for this burn remains to be decided depending the weather and winds. Rob Green made the motion to proceed with the burn when weather conditions are appropriate, Bill Dryden seconded it. The motion was approved.

Fire Hazard: John Bates asked the Board to issue letter to DNR and state representatives regarding tree brush bulldozed to side of road in park on Route 272. Concerns were, among others that the fallen tress and brush presented a fire hazard. Motion to draft the letter was made by Brian Clare; Bill Dryden seconded the motion. Board accepted the suggestion unanimously.

Next Board meeting will be Tuesday November 18th @ 7:00 p.m.

Dave Byler made a motion to adjourn; Bill Dryden seconded the motion. The Board approved motion.

The meeting was ended at 10:20 p.m.

Respectfully submitted,

Janet McKenna, Secretary

cc: Committee Chairperson
Elk Neck Park Rangers