



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

**CICA Board of Directors Meeting – Minutes**  
**ANNUAL MEETING**  
**August 28, 2005**

The meeting began at 2:00 p.m. at the pavilion.

**BOARD OF DIRECTORS PRESENT:**

Bill Dryden, Janet McKenna, Michael Szep, Sr., Brian Clare, Bill Day, Ken Knapp, Jennifer Greenfield, Sonny Hayes, Ward Keever, Jay Gilfillin, Gordon Osborne, Sue Schooley

**Committee Members and Guests Present:** There were approximately 125 Chesapeake Isle residents in attendance. Deputy Zack from the Sheriff's Department was in attendance as a guest speaker.

**Ballots:** Les Fritz handed out ballots for CICA Budget, Annual Maintenance Budget as well as voting ballots for the Board of Director's nominees.

**President's Report:** This past year as President of your Association has been a busy and fulfilling year. Thanks to all the Board and committee members as well as a large army of dedicated workers for making it a great year.

We had a very successful Spring Dinner and 4<sup>th</sup> of July celebration along with other great social events during the year. The board instituted a survey of our aging storm drainage system. To date we have replaced two drainage pipes and know there will be more to address in the future. We are continuing to work on the beach and harbor areas as well as the roads as needed.

Of all the issues tackled by the Board, the struggle with the mandatory maintenance seemed to command a large part of our attention. This culminated on July 28, 2005 when Judge Jackson ruled that all owners in Chesapeake Isle must pay their share of the maintenance and improvement costs for their community.

We will now have two sets of books to account for income and expenses. There will be one for the Community and one for the Association which will create an interesting year for our Treasurer. At the present time the Association is paying community expenses since the community Maintenance Fees will not start coming in until early in 2006.

Revised By-laws will be sent to all association members soon and will reflect the changes necessary to comply with Maryland law and Judge Jackson's ruling.

With this hurdle behind us, we should try to remember that we are all neighbors and need to put our combined efforts towards the good of our community.

Thanks to Jay Gilfillin, Ken Knapp and Mike Szep for all their work on the Board. Their terms are over as of today with both Mike and Ken finishing up six straight years. While they will no longer be on the Board, they can rest assured that they will be called upon to use their talents for the Community's good.

Once again, I would like to sincerely thank all the Board members, especially Brian Clare, Vice President, Sonny Hayes, Treasurer, Janet McKenna, Secretary and all the committee members and that army of hard working neighbors for making my job a much easier one and the community a great place to live.

A special thanks to my wife Karen for all her work and understanding this past year.

Bill Dryden, President

**SECRETARY'S REPORT:** The August 3, 2005 meeting minutes have been circulated and at the next regularly scheduled meeting will be put to an approval motion. The July 13, 2005 meeting minutes have been approved, circulated and posted.

Please remember to update your e-mail address and any out-of-date information with me or you can e-mail the information to [secretary@chesapeakeisle.org](mailto:secretary@chesapeakeisle.org). Finally there is a sign-up sheet for anyone interested in receiving information concerning Broadband access.

(Janet McKenna)

### **TREASURER'S REPORT:**

Two budgets will be presented today for votes. One is for the CICA Annual Budget the other is the Maintenance Budget for the Community itself.

There has been a change since the initial report went out. Wages are down due to a mild winter. Currently, there are only two salaried individuals--this is for snow plowing and grass cutting.

We are over budget with the secretarial and legal expenses. Secretarial is over budget due to the large amount of mailings and copying needed for the information to be circulated regarding the court action and other updates throughout the year. The court action also determined our legal budget. And, I believe we will see an additional \$3,500 in legal fees prior to year-end.

Other expenses for the past year are our social events, the 4<sup>th</sup> of July celebration, Halloween, Christmas and the annual dinner are a few. Some of these are misleading though. The 4<sup>th</sup> of July celebration when netted out actually is an income producer for the Association. These figures can be seen on the handout that was circulated. Page four shows a pie chart depicting the different budget areas for the Association.

Our beach area is another area where we had some expenses this year. We replaced the rafts in the beach area as well as added stones to the jetties. We have a backboard for the basket ball court to be put up and are looking to replace some of the worn out playground equipment. The shuffle board was repainted and general maintenance to the area gave us an additional expense to the budget. A lot of the work was done by volunteers who kept the cost down, but there was still some cost associated with these projects.

There was concern raised that a reserve would be needed in case there was an unaccounted expense. The Board approved a maintenance reserve, earmarked especially for just that, unforeseen maintenance expenditure.

Additionally, we replaced some for the drainage pipes in the community and are looking at the rest of the drainage system community wide. Caldwell was regraded to take some of the runoff that was draining into people's yards and redirected to the ditches.

Last year the actual motion was made for the above budget and I am asking for this to be passed. Upon a motion made, duly seconded the CICA budget was approved. The CICA Annual Budget was passed unanimously.

The other budget to be voted on is the General Maintenance Budget (“GMB”). Everyone owning a lot in Chesapeake Isle is entitled to vote. The GMB is calculated on a breakout between Community and CICA income. Each year we looked at the previous year’s ratio for the budget preparation for the upcoming year. This year we used May 2004 through April 2005. The percentage calculated was 56.2% for the GMB expense and 43.8% for CICA expense. Income was factored into the equation which was split with the percentage for each as well. Secretarial expense was not pro rated due to the mailings going out to all the community and not just CICA members. Insurance was also an expense as a whole. (A suggestion from the group came that the insurance amount should be raised. This will be looked into and reported on when our insurance broker is able give us this additional information.) The tractor was pro rated as well as income from the harbor and dock maintenance. The beach improvements are an estimate from the Beach Chairman on what was expended. Roads are a common expense. The only other difference is for Town Watch. With some of the break-in activity there was \$1,500 earmarked to use for outside enforcement to come in and patrol the area if needed.

Since this is the first year at doing the budget this way we are all playing it by ear. If at the end of the year there seems to be some area that needs to be looked at again, we will do so, but based on the figures from the prior year timeframe this seems to be an equitable way to figure the upcoming budget.

A motion was made to accept the General Maintenance Budget.

At this time 3:20 P.M. a ten minute recess was called so the ballots could be collected. The meeting was reconvened at 3:30 P.M. The ballots were tallied and the General Maintenance Budget was passed with 71 approving and 10 against the General Maintenance Budget was passed as presented.

(Sonny Hayes)

**Guest Speaker**

At this time our guest speaker, Deputy Zack, was introduced. Deputy Zack addressed the community present about the rash of home burglaries and stated that most were summer homes. He indicated that the people responsible were known to the law enforcement and

currently this situation is being monitored. Deputy Zack spoke about what to do if your home was broken into and how to keep it safe. He did explain that calling the 911 number allowed the Sheriff's to monitor these calls. These calls go through the State Police, but the Sheriff's office does listen to them over their system. (He indicated that unfortunately the State Police do not have the means to listen to the radio calls to the Sheriff's office though.) Deputy Zack did say that the closest law enforcement official will be the one responding. He noted that the current system is being revamped and is slated to coincide with the opening of the new barracks on Route 40. Deputy Zack told the community that we are within our rights to have a video tape surveillance to monitor our properties.

### **Board Nominees and Election:**

The nominees for the open Board positions are: Mike Burrough, Bill Dryden, Bill Osborne, Ray Perry, Bill Tucker and Art Wood. Each gave a brief biography and stated their personal reasons why they accepted the nomination. At 3:55 P.M. voting for the nominees took place. The new Board members are: Mike Burroughs, Bill Dryden, Bill Tucker and Art Wood.

Thank you to all who accepted the nominations and welcome to the new Board members.

(Ward Keever, Nominating Chairperson)

### **COMMITTEE REPORTS:**

**Architectural Review:** Mimi Szep was appointed to replace Barry Miller a chairperson of the committee. Committee members were Sue Seeley, Gail Berkheiser, Tom Beaman, Jerry Bruckner, Gordon and Jorja Osborne. The chairperson reported to Ken Knapp the CICA Board member.

Six new houses and six additions to homes were approved. Two sheds and one deck were approved.

The committee had several meetings to discuss revising and updating the Architectural Review Charter. It was unanimously recommended that Chesapeake Isle adopt the county regulation of a 35ft. height restriction for houses. It was also recommended that the charter specifically state that doublewide trailer homes be prohibited in Chesapeake

Isle. The committee also discussed increasing the square footage requirements of new homes and it was felt that since the character of the neighborhood has changed to a predominately year-round community that the old regulations of 1200 sq. ft. living space were inadequate. The new requirements discussed would address heated living space exclusive of any porches or garages. All changes and revisions were submitted to the CICA Board of Directors for approval. Approval is pending.

There are presently 332 lots in Chesapeake Isle (exclusive of Mason Lane) with approximately 40-42 remaining buildable lots. There are presently 261 homes in the community.

(Respectfully submitted this 28<sup>th</sup> day of August, 2005, Mimi Szep, Chairperson)

**Beach:** Thanks to all beach committee members who work to keep the beach clean and safe for all Chesapeake Isle residents and guests. A great turnout on cleanup day got us off to a smooth start; I am looking forward to another great turnout for our fall cleanup on October 15<sup>th</sup>. We have had a quiet season with lots of use.

Many beach tasks cannot be performed without the assistance of the maintenance committee, so thanks to John Bates and all the other committee members. Thanks to Eddie Earle, who was able to straighten and weld the augers which hold the floats in place.

A major project accomplished this year was construction of two new swim platforms. New ones were needed as one float floated away at the end of last season and was never recovered; the other float had simply worn out and was no longer considered safe.

Tasks completed by the Beach Committee and/or Maintenance Committee this year include:

- Weekly beach cleanup and maintenance (thanks to Fred Berkeihiser, Jim Abel & Ward Keever)
- Spray for termites at pavilion
- Repair piping at pavilion
- Install beach floats
- Replacing life rings & scary eyes
- Repair pipes in pavilion sink
- Install new circuit breaker for A/C

- Install new shelving in pavilion kitchen

We have had a problem involving vandalism at the beach. All the life rings & scary eyes, as well as many of the beach toys were melted in a bonfire and needed to be replaced.

Also, though not necessarily vandalism, people will often throw beer bottles in the fire expecting that they will melt. They often do not melt and then broken glass remains in the fire ring, creating an unsightly mess and safety hazard. Please dispose of bottles and all trash in containers or take it with you; and extinguish all fires before leaving the beach area.

(Gary Gilde)

**CERT Team:** No report. (Harry Hite)

**CICA Clothing:** No report. (Charles & Mihaela Godby)

**Drainage:** See Roads and Erosion Reports. (John Bates)

**E-mail and Web:** In the last month we have added two young IT professionals to the committee, who will be giving ChesapeakeIsle.org a new modern look and feel. I'd like to thank Wes Barnett and Gordon Hawley for signing onto this endeavor.

We are also looking into various methods of getting High Speed Internet access to the community. If anyone is interested, please sign the contact sheet for further information.

(John Reber)

**Erosion:** For a complete report, please see the Roads Report.

The following activities have been completed:

- New drains and pipes were installed on Bennett Avenue and Rollins Road
- Major grading was completed on Caldwell Avenue to correct drainage problems
- Keeping the drainage ditch to the marsh open

A major project completed this year was the top dressing of the beach jetties to maintain sand in the area.

(John Bates)

**Equipment Maintenance:** The tractor and related equipment remains in good and fully functional condition. However, it is anticipated that the grass mower attachment will require some major maintenance at the end of the cutting season.

(Brian Clare)

**Grass Mowing:** As more houses are being built the number of open lots to be mowed is dwindling. This year we have been mowing some 30 properties with an income of \$4,930.00.

(Brian Clare)

### **Harbor:**

- First I want to thank my wife, Pat, for all of her patience and time, helping me with this job this year.
- I want to extend a sincere thanks to all who have volunteered their help in many capacities from mowing grass, to mooring pull in the fall to putting them back in the spring. That in itself is a task that takes about two months to accomplish.

Some of the activities and improvements done this year are . . .

- Fall and Spring clean-ups. We had a wonderful turnout and appreciate all those who offered their help and the good work that was completed.
- We have approximately 100 moorings in the Harbor this year. Again thanks to everyone who help accomplish this. It is hard work and we need all the help we can get.
- Joe Turner let a great crew to repair the old pier after storm damage last year. Thanks to you all.
- Sal Tulumello has graciously made us three new benches for the old and new piers. We've installed eyes, which seem to be working to keep the gulls at bay on the old pier.

- After storms or heavy winds it is a good idea to check your mooring lines as we have had instances of the lines twisting, wrapping and choking down.
- The mooring puller has seen better days and we will need to address either doing major repairs or replacing it completely in the near future.

A work crew has been established and meets every Thursday morning from 9 A.M. to 10 A.M. to clean up and do repairs around the Harbor area. We need volunteers to help here, too, if you happen to have some spare time on Thursday mornings.

Again, I appreciate all the fine people who have volunteered their time to help me with this job as I cannot do it alone. Anyone who would like to help out in the future, please leave your name and phone number on the sign up sheet for the Harbor, and **believe me, I will call on you.** It would be nice to add new names to our existing list.

(Bill Day, Harbor Master)

**Historical:** I'm so glad all of you were able to make the meeting today in spite of the weather. You just never know . . .

Audrey Buck, who is chairperson of this committee, was unable to make it today. She is experiencing an emergency in her family and please send your prayers to her and her family.

- The purpose of our committee is to compile a yearly chronological record of events that occur in Chesapeake Isle so all those in the past and future can at any time peruse the records. Our members at present include Anna Green, Peggy Graef, Rene Smith, Iva Burroughs, Audrey Buck and I.
- The History Committee has been working this past year to put the developing of CICA's By-Laws in chronological order of when they were recommended and approved. We are just about there and will be including the new By-Laws that are being developed as we speak.
- We designed a collage of pictures of events in the past year and this was used at the April Dinner and the Ladies Brunch to show new residents the different activities we have and that most include all residents. Such as caroling at Christmas, Easter Egg Hunt, Halloween Party, Fourth of July, etc. We will do this again and hope to include the committee chairpersons in individual shots. I would like to ask that if you have the time that each of the committee

chairpersons for this year's committees take a minute to have their picture taken at the end of this meeting today.

- A booklet has been made that gives all the information on Rolling Hills/Chesapeake Isle and can be purchased from the History Committee for \$3. Unfortunately, I don't have any with me now but if you would like to purchase one, please sign your name and phone number down on the paper provided on the committee sign up table.
- We will be starting our monthly meetings in September and invite anyone who is interested in compiling the history of our fine community to join us on the designated Friday mornings at 10:00 A.M. Please take the time to sign the sheet provided and we will be calling on you.

(Pat Day, Co-Chairperson)

**Legal:** Please see the President's portion of his report regarding lawsuit. (Dave Byler)

**Maintenance:** This has been another very active year supporting the various committees, beach area, harbor, roads, snow plowing, equipment maintenance, etc.

Special thanks to Ned Schoonover for maintaining the Announcement Sign at the entrance to the community.

The following individuals should also receive special thanks this year:

- Jim Abel
- Sonny Hayes
- Eddie Earle
- Glenn Culler
- Allan Embon
- Fred Berkeihiser
- Jim Parrott
- Brian Clare
- Carl Killian
- Sal Tulumello

A major project that the committee completed was trimming the Jacob's Nose area of the Harbor. The project involved more than 60 volunteers and two hours of labor.

Other items completed during the year included:

- Tree trimming
- Harbor light repairs
- Dock repairs
- Repair stop sign
- Many tasks included in beach and harbor reports.

Thank you to all who helped in so many ways this year.

(John Bates)

**Membership:** As of the date of this Annual Meeting, we have had 247 paid member families for 2005. Although this figure is still 23 families short of our final 2004 total, a substantial amount of the 2004 memberships and maintenance payments were actually received considerably after the 2004 Annual Meeting.

For purposes of voting at the annual meeting, there are presently 243 eligible voting families still owning property in the Isle today and 47 property owners who still remain unpaid. 85% Paid 16% Un-Paid.

(Les Fritz)

**Newsletter:** We produced and distributed 4 newsletters this year, in July, October, January, and April. Newsletters go out to all property owners and renters. They are delivered to most Chesapeake Isle permanent residents by our delivery team, and the rest are mailed via U.S. mail or email.

Thanks go out to all who contribute articles and information to the newsletter; this is one of the best ways to get information out to our community members. The newsletter gets to all homes in a timely manner thanks to the distribution team, headed by Susan Clare and Karen Dryden. They prepare and distribute newsletters to the delivery team and get the ones for mailing to the post office. Those who deliver are extremely efficient; most are delivered within a day of receipt. Thanks go out to all of you who work to get the newsletter delivered!

I am still trying to expand the email list for newsletter distribution. Emailing newsletters is a zero-cost and efficient method to get newsletters out. Each printed copy of the

newsletter costs between 60 and 80 cents to mail. I have a sign-up form for anyone wishing to receive their newsletter by email. Those who are already on the list need to be sure to update me with any changes in their email address.

I know that there have been some errors in the newsletters; typographical errors, omissions, misunderstood information, or just plain mistakes, and I regret each and every one of them. Anyone catching a mistake in the newsletter should immediately contact me and let me know what and where it is – a correction will be included in the next issue.

(Andrea Gilde)

**Roads:** This has been a busy year on the roads with the help of many individuals. The following activities have been completed:

- Nineteen loads of millings were delivered for grading out on the roads
- New drains and pipes were installed on Bennett Avenue and Rollins Road
- Major grading was completed on Caldwell Avenue to correct drainage problems
- Potholes have been filled throughout the community during the year
- Keeping the drainage ditch to the marsh open

A major project completed this year was the top dressing of the beach jetties to maintain sand in the area.

Thanks again for everyone's help.

(John Bates)

**Snow Plowing:** Again, this past winter, we did fill all of the available capacity. As in previous years we have offered this service to the first 30 to sign up. However, only some 25 members took advantage, with an income of \$1,540.00. (Brian Clare)

**Pavilion:** The pavilion saw a lot of activity this year and I am hoping that next year will be even better.

(Sara Hayes)

**Social:** This year's events included the traditional Spring and Fall Clean-ups, with covered dish socials that followed all the hard work.

Our Halloween party and Easter Egg Hunt were very successful again, thanks to Chris Ann Szep and her helpers for all their hard work.

The Christmas Holidays included a Wine & Cheese social hosted by Gordon and Jorja Osborne, and chaired by Karen Dryden, Christmas caroling, chaired by Joan Ferrick and Sue Schooley and their committee.

We also continued with our Holiday House decorating contest, chaired by Sue Clare that proved to be very competitive and popular.

Our progressive dinner continues its success; we had nine homes participate this year and 59 attended. Thanks to Karen Dryden and her committee for a great job.

Our Annual Dinner was held at the Chantilly Golf Club. 54 attended. Woman of the Year was Mimi Szep and Man of the Year was Rob Green. Thanks to Charlotte Hallett and her committee for another great event.

We welcomed 17 new neighbors to our 21<sup>st</sup> Annual Ladies Brunch in June, and 9 attended. Pat Day and Iva Burroughs were co-chairpersons. We hope to see more new residents come out to our functions this year.

This year we have 5 Harbor Socials planned and they continue to be very popular even when it rains.

This year we brought back the Ice Cream Social and combined it with Bingo on a Friday night. 78 attended the Ice Cream Social and 66 stayed for bingo. Thanks to Joan Ferrick for all her hard work and planning and great bingo gifts.

(Respectfully submitted, Sue Seeley, Social Committee Chairperson

**Town Watch:** This year began with 40 participants and ended with 32 participants. Three families moved from the area and seven families decided to end their participation for personal reasons.

Overall we had a good year as far as activity during the times we were on “watch” with very few incidents. We did extend the daylight-savings hours to 11:00 p.m. in order to be a presence in the neighborhood well after dark.

Neighborhood watch continues to need the required enthusiastic support to be effective. It seems as though there are times when only one driver is on duty while the second driver ignores their responsibilities. There have been numerous times during the year when the shortfalls have been covered by the neighborhood watch chairpersons.

(Respectfully submitted, Jorja and Gordon Osborne)

**Tractor:** For a full report please see the Equipment Report above. (Brian Clare)

**New Business:**

The next Board meeting is scheduled for September 20, 2005 at 7:00 p.m. at the Pavilion

Upon a motion duly made and seconded the meeting ended at 4:25 P.M.

Respectfully submitted,

Janet McKenna, Secretary

cc: Committee Chairperson  
Elk Neck Park Rangers