

Chesapeake Isle Civic Association and Community Maintenance
Annual meetings, August 22, 2010

The CI Community Maintenance meeting was called to order at 2:00 PM by President Diana Hawley.

CICA Board Members Present: Diana Hawley, Joe Greenfield, Andrea Gilde, John Trainor, Joan Ferrick, Dave Byler, Don Manges, Pat Day, Karen Dryden, Ed Campbell and Troy Gunden

Board Members Absent: James Richardson

Pledge of Allegiance and Moment of Silence

President's Report - Meeting was called to order by the President, Diana Hawley, who made the following report:

- Welcome everyone.
- Diana Hawley introduces the Board of Directors (BOD) Officers and the BOD.
- Diana thanks the set up team for preparing the area. This includes the tent, sound system, chairs and tables.
- It was noted that the ramp project is complete and thanks were given to Bill Dryden and team. This will be covered more in old business.
- Additionally, road maintenance will also be discussed under old business.
- Diana Hawley also provides a foot note to users of the CI email distribution list. She expressed that when emails are sent out in mass, the sender should use BCC not CC. If a mistake is made and CC is used, the recipients should not take advantage of the list and use it to send other information in mass.
- Regarding lawn maintenance, Diana noted that CI can only enforce grass and weed height under restrictive covenants. She noted that if other issues exist, neighbors should talk to each other.
- The President noted that it has been a big year particularly regarding road maintenance and boat ramp replacement.

Secretary's Report – John Trainor presented:

- The Annual Meeting Minutes from last year on August 23, 2009 were presented.
- After a brief review the minutes were approved as written with not changes noted.

Treasurer's Report – 2009/2010 Community Maintenance - Andrea Gilde, as the Treasurer presents the report:

- A total income of \$65,225.43 was collected in the fiscal year. This represents a total of 95% of budget. The balance due is still under collection.
- Under road maintenance, a total of \$34,025.93 was not spent. This total was put into an interest baring account which will be targeted for road maintenance.
- Capital improvements were reviewed, specifically the ramp fund and the ½ new mower deck.
- It was noted that the Harbor budget went over as a result of the dock being re-decked.
- It was also noted that the general maintenance budget went over as a result of unexpected repairs (i.e. replace the light pole at the harbor).
- After the floor was open for questions, a motion was made to approve the Treasurer's report as presented. The motion was carried and approved.

Old Business

Ramp Project:

- A brief review of the ramp replacement project occurred and then the floor was opened up for questions.
- No questions occurred, so the subject was closed.

Road Maintenance:

- It was noted that \$34,025.93 are in a reserve account for road maintenance.
- Currently, CI is meeting with contractors and has requested quotes for the road maintenance project.
- Bids being received are in the \$65,000 range with maintenance fees of up to \$10,000 per application.
- The intent is to develop a long term plan for the roads next year. Such a plan may require paving as a final solution.
- After this discussion, the floor was open for questions. The following questions/comments followed:
 1. Question/Comment #1 - After a two hour rain, portions of the CI roads were washed out. The community member who brought this point stressed that CI needs to think about paving the roads. It was also suggested that it may be appropriate to pick a road and test pave it and assess the results.
 2. Question/Comment #2 – A community member expressed that they cannot see spending large amounts of money on rebuilding Mason Lane. The money would be better spent on beach access. Don't rebuild Mason Lane, just maintain it during the winter months. The President responded that based on the 2007 maintenance agreement, Mason Lane will be maintained as any other road. The President also asked if it was worth the legal fees to fight the rebuild or rather work with Mason Lane residents to repair the road. A Mason Lane resident reviewed the history of the plats and maintenance agreement for Mason Lane. This resident expressed that the road is part of the community and that the south end is included in the plats of CI. Mason Lane Resident also noted that five exempt owners have access to Turkey Point through the south end of Mason Lane.
 3. Question/Comment #3 - A CI resident made the comment that where the roads have failed during past rain storms is where millings are not used. In fact, these areas were filled with gravel after being eroded. The resident recommended that we use millings in these washed out areas and compact them. The resident stressed that if we keep up with it, the millings will work, albeit a short term solution.
 4. Question/Comment #4 – A question was raised as to the target date for the road solution. The answer was given that this week the road maintenance team is meeting to review the project as well as the proposals received to date. A time frame will be provided in the next couple of months.
 5. Question/Comment #5 – A community member noted that even though there is still \$34,000 and change earmarked for roads from last fiscal year, the community is requesting another \$45,000 for road maintenance in the next fiscal year. Is this correct? The BOD replied that this is correct and the funds in total will be required to properly maintain the roads.
 6. Question/Comment #6 – A resident asked if the BOD can go back and ask those residents who voted “No” to paving the road, if they would still maintain this

vote. The BOD responded that based on the confidentiality of the vote, this is not a possibility. However, paving may still be a viable maintenance option in the future.

7. Question/Comment #7 – A community member noted that to conduct a vote costs approximately \$5,000. This member felt the Board needs to look into whether conducting another vote is worth it, based on this cost.
8. Question/Comment #8 – Another community member responded to Question/Comment #7, by stating that spending \$65,000 to repair the roads with millings is, in their estimation, throwing money away.
9. Question/Comment #9 – A community member stated that their concern with paving the roads is speeding. To which a BOD member responded that this could be addressed via speed bumps.
10. Question/Comment #10 – A member of the road maintenance project team noted that the asphalt index is 27% higher this year than last year. In his estimation CI missed a golden opportunity to pave the roads.
11. Question/Comment #11 – A final question was raised as to whether the community can substantiate the cost based on increased dues. BOD responded that they will look into this.

New Business

Road Resurfacing:

- A brief discussion occurred regarding Question/Comment #5 in the Old Business, Road Maintenance Section. The BOD elaborated that the \$45,000 proposed for this year's budgeted may in fact not be spent until the next fiscal year. No addition discussions occurred.
- Liens vs. Lawsuits – The question was posed as to whether liens vs. lawsuits can be placed on those who would not pay for a potential road paving project. The answer was yes, but the point was made that the project would need the money **then** and could not wait for the processing of the lien.
- The option to finance potential road paving would also be investigated.
- Finally community members were encouraged to sign up for committees to work on such issues.

50th Anniversary Celebration:

- The celebration will be held at 5:00 pm after the annual meeting and is open to all community members, not just CICA members.
- Thanks offered to Gary Gilde and John Reber for cooking the pig.
- Thanks also offered to Andrea Gilde for assisting with all the preparations.
- Thanks to Pat Day, Karen Dryden and Janet McKeena for purchasing supplies.
- Thanks to History Committee for providing the background display.
- Special acknowledgements were given to Joan Russell, who has been in CI for 50 years as well as other CI residents down through time.

Proposed 2010/2011 Community Maintenance Budget Presentation

- The treasurer, Andrea Gilde, presented the proposed budget for fiscal year 2010-2011.
- Maintenance fees are \$211 per lot, based on 324 lots. This would provide a total income of \$68,360.
- It was noted that there are no capital dollars or road special projects included in this maintenance budget.

- A tractor fund has been included with a thought toward future replacement. This future replacement would be split 50/50 between the maintenance budget and CICA budget.
- The floor was opened up for questions and none occurred. Therefore a motion was made to vote on the community maintenance budget.
- Vote was taken and counted with the following results: 53 yeas and 0 nays. Therefore, the community maintenance budget was passed unanimously.

The Community Maintenance Meeting was adjourned at 3:15 pm.

Brief Recess

The CICA Annual Meeting was called to order at 3:20 pm by President Diana Hawley.

President's Report - Meeting was called to order by the President, Diana Hawley, who made the following report:

- Special thanks were given to all the committee chairs who work very hard throughout the year.
- The President encouraged all members to volunteer and sign up for committees.

Secretary's Report – John Trainor presented:

- The Annual Meeting Minutes from last year on August 23, 2009 were presented.
- After a brief review the minutes were approved as written with not changes noted.

Treasurer's Report – 2009/2010 CICA - Andrea Gilde, as the Treasurer presents the report:

- A brief review of the current balances in the checking, cash reserve and boat ramp account occurred.
- The largest single income in the CICA fiscal year was for grass mowing.
- The total income was \$22,708.14 for 2009/2010.
- Regarding expenses, insurance costs went up to cover the officers and community chairs.
- Taxes were up because the estimated amount is being paid.
- Wages category was higher as a result of snow plowing.
- In the end, total expenditures ran slightly more than income. Total expense \$24,805.59.
- After this review the floor was open for questions followed by a motion to approve the Treasurer's report as presented.
- The motion was carried and approved.

Committee Reports

Special Note - *Verbal reports were provided for Beach, Community Events, History and Library. All other reports below were provided as hardcopy only, with no verbal report given at the Annual Meeting.*

ARC Report – Bill Dryden, Chairperson

- During this past year there were no new requests for approval for new construction of a home in the Isle.
- We were busy approving small upgrades and additions to existing homes in the community.

Beach Report - Joe or Jennifer Greenfield, Chairpersons

- It has been a very hot and busy summer at our community beach. Many thanks to our Friday beach clean-up crew who worked diligently at keeping seaweed and debris off our beach, as well as a big thank you to the bathroom cleaning team.
- Thanks to an outstanding volunteer effort, we'd like to note a few improvements:
 1. Pavilion floors were refinished
 2. New refrigerator purchased to replace broken one
 3. Shuffleboard court power washed and stenciled / replaced damaged shuffleboard stick
 4. Ladies room toilet repaired / piping repairs in the pavilion
 5. New lock was placed on the men's room to replace the missing lock
 6. Installation of new horseshoe pits
 7. New "beverage" holders at the volley ball court
 8. New swings for infant / toddler swing area
 9. Replacement of wood on picnic tables under the pavilion
- Several outstanding projects remain:
 1. New carpeting has been purchased to resurface the swim floats. We're looking for someone to head up the effort to replace the carpeting.
 2. New locksets and security hardware have been purchased for the pavilion. We're looking for someone to head up the effort for installation.
 3. Beach and playground area picnic tables will be completed during the fall clean-up will also seal all picnic tables at this time. Need volunteers...
- Just a reminder... Be considerate of you neighbors - please clean-up your trash after partying at the pavilion. Any trash overflow should be removed from the community beach/pavilion area. Additionally, please make sure all shuffleboard equipment is returned and locked in the cabinet and both bathhouse doors are secured.
- We're looking forward to another great volunteer turnout for our fall cleanup on October 16th!
- If you have any ideas for improving our beach / pavilion area and want to be part of the solution, please contact Joe or Jennifer Greenfield...

CE Report - Babs Manges, Chairperson

- The Community Events (CE) Committee is responsible for the social gatherings in our community. It has a variety of events for both adults and children. It relies on everyone in Chesapeake Isle to help make it a success, whether in the planning stages or participating in the activities themselves. Anyone with new ideas is encouraged to share them with the committee.
- In addition to hosting the traditional events during the past year, we have added some new ones. Last year, Oktoberfest, a new event, was introduced with great success and will be repeated once again this September. In July, another themed social, Margaritaville, was added; it was also another hit!
- While the community enjoys the social events, the CE committee also includes events to help others in need in our local community. In the past, it has collected food to donate to outreach programs. This year, donations were made to help the homeless who use the Mary Randall shelter. One more charity the committee is looking into is helping a child in need of gifts at Christmas. (At this time, the committee would like to take the opportunity to thank everyone who donated supplies. This helped make the project for the Mary Randall shelter and overwhelming success!)

- The CE committee has donated baskets to raffle off at the Annual Dinners in past years. This year's profit has been used for paint and fabric (to be made into new curtains) for the pavilion. It hopes to do other projects in the future that will benefit our community.
- Please remember that Community Events is part of CICA. The community would like to have all members participate in any and all events that interest them. The goal is to get to know everyone who lives in our "special" community, Chesapeake Isle. It doesn't matter whether you live here part time, full time, or rent. The community would love help at clean-ups, thoughts and ideas for both new and existing events, and most of all, to get to know you. So please, plan to come to a Community Events meeting, call or e-mail me if you have any questions, and start enjoying more benefits of living here.

Harbor Report – Bill Dryden, Chairperson

- The Harbor has been a busy place this season.
- I agreed to assume the Harbor Master roll this spring and relieve Bob Hartman and Jim Duckenfield from that responsibility.
- We had a successful mooring pick-up and placement, thanks to all of the volunteers help.
- The Ramp replacement was started and finally completed late July with a couple of hiccups along the way. The dock was re-decked to extend over so and attach to the retaining wall for safety reasons.
- The new ramp will take some getting use to with the retaining wall on each side. With some use it should prove to be better than the open ramp as boaters have something to line up their trailer with and it prevents anyone from backing off the sides of the ramp.
- We have opened the area to the left of the Sycamore Tree for use by Hobie Cats, Sunfish, Wave Runners and other small boats. This should prove helpful during high traffic use of the primary ramp. It would be wise to use four-wheel drive vehicles when using the secondary launching site.
- Before long we will be pulling and closing up the Harbor for season.
- I thank Brian Clare and Bill Day for being assistants and Art Wood for continuing the leadership of the ramp construction. In addition Bob Biedermann for leading our dock construction projects in the Harbor.
- A special thanks to that large army of volunteers who give of their time to make the Harbor a better for all of us.

History Committee Report – Pat Day, Chairperson

- The History Committee has a two-fold duty to the community. First, to record and maintain all records both legal and concerning Chesapeake Isle. Secondly, to annually present a topical presentation of the area and the events and business of the past year. This is done with pictures and words.
- This year is our celebration of 50 years as Chesapeake Isle as you can see from the banner. We hope you take a moment to look at the presentation we did for this year's Annual Spring Dinner. As you will see we have events for all ages and look forward to documenting more in the future.
- If you are interested in joining our group, we have a sign-up sheet on the table or give me a call.

Legal Report – Bill Dryden, Chairperson

- We are pleased to report that the Association was not involved in any major legal issues this year.
- Our time has been spent in aiding the board with legal questions and lending our support to the Membership Chairperson in helping to collect past due Maintenance Fees.

Library Report – Joan Ferrick, Chairperson

- The CICA Library has been very active this 2010 season. We have had a surplus of good books, hard cover and paper back alike, to the point that we generously donated some of our surplus to various organizations. The Mary Randall house, Immaculate Conception Outreach, Saint Mary Anne's outreach, Trinity Episcopal Church, our armed forces in Afghanistan (at Christmas time) and some local nursing homes have been the recipients of our over abundant supply thanks to all the CICA readers who share so generously.
- We now have a good amount of audio tapes of all types for those long drives. Our videos continue to be utilized satisfactorily. The amounts of children's books have increased. There is a great variety suitable for all ages. "Large print" books are located on the back wall. We have approximately 35 new "large print" books which were received from the Elkton Library. Approximately every four months they will be replaced with another 35 "large print" novels. We thank the Elkton Library for their generosity and willingness to share with us.
- Novels are the bulk of our inventory (hard cover and paper back) shelved in alphabetical order. We also have an area for "New Arrival Books" on the top shelf of the back wall. As space opens up on the main full wall of books, the New Arrival Books are slipped in their appropriate alphabetical location.
- We have recently purchased a short step ladder for easy access to reach the top shelves of books. "Hats off" to our greatest asset – the many volunteers who "meet and greet" visitors on Saturday mornings during our open six month season. This service to our community would be impossible without them.

Maintenance Report - Bill Chase, Chairperson

- *Roads* – Three contractors submitted proposals for road maintenance. The proposals addressed the initial work of spreading millings and provided cost estimates "touch-up" work caused by weather conditions. No contract was let because monies would not be available for the work until the 2010 dues are collected.
- Several requests for quotes were sent out in June 2010 for the road maintenance project. Two contractors have responded to the request with written proposal, S&M and T&A. As of this date Reynolds has yet to respond.
- The intersections at Darrell and Rolling and the intersection at Rolling and Rollins were paved. Efforts to fill potholes continued. Filling road washouts resulting from spring/summer rains continued as well.
- Snow plowing was completed during the December and February snow events. CICA roads were open during the entire storms. The north end of Mason Lane was opened after each of the February storms departed our area.
- *General* – The light pole at the boat ramp was accidentally knocked down during the fall clean-up event. However, upon closer examination this was a fortuitous event in that the pole was nearly rotten through at the base. Received three proposals for the pole replacement. The winning contractor completed the work slightly under budget.

- During Spring Clean-up Day Jacob's Nose was trimmed; that is, the growth that could be reached with a pole saw from top of the bank; the garage was cleaned and all "trash" was removed and taken to the Cecil County landfill; the trees adjacent to the garage had their snow damage removed; and the mowing machine was removed so the rake could be attached to the tractor for raking the play ground area.

Membership Report – Kathi Lichtenstein, Chairperson

- Kathi Lichtenstein has replaced Jean Tucker as the Membership Chairperson. My thanks go to Jean for all her hard work. She and Bill will be missed.
- The Membership Committee is responsible for sending out the annual invoices and tracking payments for the maintenance fees, CICA fees, and all services including boating services and keys. We also handle the keys for the bathrooms and shuffleboard equipment. For the annual meeting, we provide the check-in service and ballots. Another service we provide is to meet with new people in our community. Carol Wood, Sue Schooley and Sue Clare meet with all new owners and renters to review the services of Chesapeake Isle, provide them with the guidebook and be sure they are aware of the rules and regulations. If you see you have a new neighbor, please let us know so we can schedule a visit with them to welcome them to the Isle. Stickers should be on all cars, trucks and trailers. If you need one, please let me know, I have plenty.
- As of this meeting 93% of owners have paid there Maintenance fee and 75% have joined CICA. Thank you to the Mason Lane owners who have paid optional maintenance fees.

Proposed 2010/2011 CICA Budget Presentation

- The Treasurer, Andrea Gilde, presented the proposed CICA budget for fiscal year 2010/2011.
- The BOD investigated raising the CICA membership fee from \$10 to \$15 per/family to cover fiscal budget costs.
- However, after review, it was discovered that the Board had not accounted for an increase in boat storage fees.
- Therefore, the CICA membership fee will be maintained at \$10 per/family for fiscal year 2010-2011.
- Snow plowing contracts will be offered for \$75.00 per lot for a season.
- Under the proposed budget the estimated expenses will be \$21,770, with expected income of \$21,350.
- Special thanks was offered to Ed Turner for his audit of the CICA and Maintenance Budgets.
- The floor was opened up for questions.
- The only question regarded the discrepancy around mooring services. Specifically, the income for the previous fiscal year was \$4,427.50 versus a requested budget of \$2,000 for fiscal year 2010-2011. This question was answered by stating that the mooring set and pull is a source of income, not an expense.
- After this question, a motion was made to vote on the CICA budget. Vote was taken and counted with the following results: 46 yeas and 0 nays.
- Therefore the CICA budget was passed unanimously.

Old Business

There was no Old Business in the CICA Agenda.

New Business

50th Anniversary Celebration:

- The celebration will be held at 5:00 pm after the annual meeting and is open to all community members, not just CICA.

Swimming Area – bay grass is everywhere:

- The question was raised as to whether the swimming area grass can be removed similar to what had been performed in the harbor.
- The contractor's name that performed this service will be provided to the Beach Chair.

Harbor Area grass cutting:

- The question was raised as to whether CI can contract the harbor area for grass cutting as is done at the beach. The harbor area would include around the dingy racks and deck.
- The answer was "Yes we can."
- The same could also be done at the community entrance sign.

CICA Nominations

Proceedings:

- The names of the four nominees were presented to the CICA members.
- Karen Dryden, Andrea Gilde, Diana Hawley and John Reber
- Four slots open – four nominees provided.
- Before the nominees qualifications could be reviewed, a motion was made to accept the nominees as written. This motion was passed.

The CICA Meeting was adjourned at 4:09 pm.

A brief meeting was held by the BOD following the annual meeting to elect officers and determine the BOD meeting schedule.

Board Officers were nominated as follows:

1. Diana Hawley, President
2. Don Manges, Vice President
3. Pat Day, Secretary
4. Andrea Gilde, Treasure

All Board members present voted on and approved the office nominations.

The following schedule was tentatively set for the next four BOD meetings to be held at the pavilion:

- Tuesday, September 21, 2010
- Tuesday, October 19, 2010
- Tuesday, November 16, 2010
- Monday, December 20, 2010

Respectfully submitted, John Trainor, CICA Secretary (Outgoing)