

Board Meeting of June 21, 2010

The meeting was called to order at 7:00 PM.

Board members present: Diana Hawley, Andrea Gilde, John Trainor, Karen Dryden, Joe Greenfield, Joan Ferrick, Dave Byler, Don Manges and Pat Day.

Board members absent: Bill Tucker, Ed Campbell, James Richardson,

Committee members and guests: Bill Dryden, Charlie and Bethia Nier, Kathi Lichtenstein

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

- Welcome to all BOD, committee members and guests.
- Per the May meeting, letters were sent out to address ATV riding in the Isle.
- Also, per the May meeting, a certified letter was to the Vicari's regarding the boats in the Isle right of way. The letter was returned as undeliverable.
- Diana talked to Ira Dolich in response to his letter dated 4/24/10. Ira is an exempt resident on Mason Lane. Ira wanted to know the plan in regards to Mason Lane road maintenance.
- Bid invitations were sent by Diana Hawley to road maintenance contractors. Special thanks to Don Manges and Andrea Gilde for their help.
- FYI...There will be changes to the inside of the pavilion in the form of paint and new curtains, thanks to Community Events committee.
- Boat ramp repair is proceeding and will be discussed.
- Finally, Bill Tucker submitted his resignation due to relocation, and the Board will meet briefly after the meeting to discuss who we would like to ask to complete his term.

Secretary's Report – John Trainor presented.

- The minutes from the May, 2010 BOD meeting were approved as written and will be posted on the bulletin board & website.

Treasurer's Report – Update provided by Andrea Gilde.

Reviewed Community Maintenance Report with the following notables:

- The beach expense was for clean up.
- The general maintenance and erosion expense was for the tractor.
- The harbor is over budget this year as a result of all the improvements. The expense shown was for the new dock decking.
- Insurance expense is workers compensation.
- The printing and mailing expense should be under CICA budget. This will be corrected in the June report.
- The \$1,975.00 expense for the mower deck was accounted for in April's budget. This will be corrected.
- The \$34,002.87 roads maintenance budget will be reserved strictly for roads.
- Community Maintenance ramp account is now closed. CICA ramp account is still open
- Maintenance fees received through the end of May represent over 92% of the fiscal year budget.

Review CICA Report with the following notables:

- Community Events expense was for clean up day.
- Electricity is slightly over for the year.
- The general maintenance and erosion expense was for tractor fuel.
- Insurance expense is workers compensation. This was split with community maintenance.
- Mooring Service expense was for mooring pickup day.
- Pavilion expenses went over budget. Recent purchases included a replacement refrigerator, shuffle board court refurbishment and locks for the doors. Also in this fiscal year was replacing the sound system and plumbing repairs.
- Total May, 2010 income was \$2,714.20 with the biggest source being grass mowing.
- Pavilion rentals did not show in May, but there were some in April and more will be recorded in June.
- A balance of \$2,960.76 was maintained in the ramp account until the project is complete in order to avoid fees/penalties. This should cover the remainder of the expenses.

Both the community maintenance and the CICA treasurer's reports were approved as reviewed with corrections noted.

Committee Reports

Architectural Review - Bill Dryden, Chairperson

Approvals since our last Board Meeting:

- Lot T-2 – Gassaway
An 8' x 8' extension of their kitchen
- Lot M-16 – Gilbert
They are removing their front steps and replacing it with a deck.

Beach - Joe and Jennifer Greenfield, Beach Chairperson(s)

- Beach season is in full swing! It's great to see everyone having fun, swimming, catching some sun, sail boarding and enjoying our great community. The beach looks great thanks to the "Friday Beach Crew" and we're all set for the July 4th shuffleboard matches thanks to Ed and Dawn Campbell!
- For the bad news, we received several calls that the padlock on the men's restroom was missing. Due to the type of lock, the locksmith cannot "reverse engineer" a lock for the existing 100+ keys that have already been distributed to the community. A temporary lock will be put on the men's room, with the key located in the ladies' room. To reduce the potential for a reoccurrence, please ensure that you lock up after you use either the men's or ladies' room.
- As always, if you see an opportunity to improve the beach / playground / pavilion area and want to volunteer and be part of the solution, contact Joe or Jennifer.
- Money is left over in the beach budget, but projects are available to use these resources. Notable projects requiring funding are replacing the kid's swings, new Astroturf on the first swim platform and replacing the wood on the picnic tables.
- Don Manges has a swing set to donate. Joe will check it out and see if the set will fit at the beach.

Bulletin Boards – Karen Dryden, Chairperson

- Karen provided a reminder that after 3 months, advertisements and notices in the bulletin boards will be coming down.

CICA Clothing – Still in search of a Chairperson (s)

- Phyllis Doyle sold CI clothing at the ladies brunch.

- Such sales are all an attempt to eliminate the current inventory of clothing.

Community Events (CE) – Babs Manges, Chairperson

- The Ladies Brunch was held at the Pavilion on June 5th. Three(3) new ladies and around 30 current residents attended it.
- We discussed our drive to support the Mary Randall Center. The fliers should all be out to the community now and thanks for "Hot Topics". It is a great way to get information out to the Isle residents. The drive has started and goes until July 4th.
- We are still talking about a "Teen Night". No decisions have been made to date.
- Because the month of April is so busy, we have decided to move the yard sale to the fall. No date has been set but we are looking at the end of September or early October.
- Community Events purchased 2 new vinyl tablecloths for the Pavilion from the basket raffle money. They are replacing 2 that we could no longer use. Also from that money we are purchasing fabric for new curtains and paint for the inside of the Pavilion.
- The next Community Events meeting will be held on July 12th at the Pavilion.

4th of July – Bill and Pat Day, Chairpersons

- The Fourth of July Committee is in full swing with all of the committees covered and most activities are ready to go.
- We had a slight hitch with the ice machine, but the Dryden's found another source and we are looking good. We will use the loan of a portable generator for supplying power to the stand.
- We have five crafters offering their wares under the guidance of Anne Bates.
- The day's activities will again begin with the Grand Parade led by Allan Embon and the wonderfully talented young people of our community. The Silent Auction will again be offered as well as the Cardboard Boat Race, Tug-O-War, Golf and Horseshoes. Of course, the Blue Plate will be available with Sue and Harry Seeley at the grill. My thanks go out to all who have so freely offered their time and talents to make this year's Fourth of July a continued success.
- Our next meeting will be Wednesday, June 30th at the Pavilion.

Snow Plowing and Grass Mowing – Karen Dryden reporting

Open Lots:

- We have received payment for:
 1. (32) "open lots" to be cut by the community
 2. Payment for (1) is in the mail
- (2) Lots need to be cut and billed on a per cut basis.

Lot with House:

- Lot to be cut and billed on a per cut basis. Property is in foreclosure and up for Sheriff's sale.

Harbor – Bill Dryden, Harbor Master.

- The extension of the new bulkhead is complete and hopefully the balance of the preparation work and concrete will be completed by the end of next week. The tides and weather will greatly affect when this work can occur.
- The ramp is closed until the work is completed.
- Thanks to
 1. Brian Clare who helped move a couple of moorings and assisted in placing the two moorings on the North East side.
 2. Bill Day who took over during my absence and put in an additional mooring.
 3. Fred Berkeihiser has been taking the Bamboo that was cut during clean-up day to the Land Fill.
 4. Harry Seeley who removed the bulk of the sea weed from the Harbor.
- A concrete pumping truck has not been arranged to pour the extra 8 feet of ramp. Therefore, the concrete truck will need to back up on the ramp to pour. In the areas where a 6" slab of concrete exists, there is the potential to crack the ramp with the weight of the truck. Therefore, the question was raised whether we should spend the extra money for a pumping truck to avoid backing up on the lot. This motion was raised and passed unanimously. Spend the extra money for a pumping truck. Estimate of \$1000.00 for pumping truck.
- A total of \$45,021.00 has been spent on the ramp to date. This is just the ramp and does not include the dock refurbishment. Slightly over budget.
- General discussion ensued over whose error caused the problem. Kingfisher, WD Construction (concrete), etc...
- Common rumor that an engineer was to blame was discounted. The ramp was to be constructed to the same dimensions and tolerances as the old ramp. Obviously this did not occur. The contractors are stepping up to the plate to correct. CI needs to proceed with these repairs and evaluate the effectiveness of the project after completed.
- BOD agreed that the contractor needs to clean out the stone at the base of the ramp, prior to the repair. Also, the contractor needs to effectively anchor the 8 foot extension to the existing ramp. Bill Dryden will discuss with the contractor and present to the BOD.
- Kingfisher cannot come out this week as planned. Therefore, based on the tides, the best time is July 1st week. This means the ramp will likely not be open for the Fourth of July.
- Dinghies are losing wheels trying to put in without a ramp. A discussion ensued about putting up a temporary ramp for dinghies. This is not possible without a great deal of expense. Dinghies will have to be carefully taken to the water via paths on the rack side of the ramp.
- Sign will be modified to say "Ramp closed until further notice", not the "harbor closed." The harbor is open, but the ramp is not.
- Thanks to all who work to make the Harbor and Community a better place. With a little patience we will survive the ramp situation.

History – Pat Day, Chairperson

- The History Committee met on Friday, June 18th at the Pavilion. Attending were Audrey Buck, Karen Dryden, Peggy Graef, Anna Green, Rene Schneider and myself (Pat Day).
- We worked on the assembly of the notebooks for the Newsletters and Board of Directors Meetings, along with separating out duplicates collected over the years. Audrey Buck and I spent the morning researching the Jacobs Nose contracts in case we are ever approached by the state or county.
- We will continue to research and study the different projects, committees and formulations of Chesapeake Isle.
- Pat requested a list of what was in the safety deposit box.

Legal – David Byler, Chairperson. The following report was submitted by Bill Dryden.

- We have six properties which have not paid Maintenance fees for the years of 2009 and 2010.
- Final letters were sent out to those who have not paid their 2010 Maintenance Fees, giving them until July 15, 2010 at which time the Legal Collection process will be requested of our Attorney.
- The following updates pertain to foreclosure and bankruptcy settlements on properties with outstanding Maintenance Fees:
 1. On one property, RVJ has filed a request for payment with the court after the Foreclosure Sale.
 2. On another property, the Foreclosure Sale is scheduled for July 1, 2010. After the sale, we will submit our past due fee request with the Court.
 3. The final property has filed bankruptcy and the owner's lot is now in the hands of a Trustee. As soon as I am able to obtain the name of the Trustee, I will contact him regarding the past due fees.

Library – Joan Ferrick, Chairperson

- Getting a lot of books donated to the library but they are old, with some being pre 1950s.
- In many cases, these old books are simply thrown away.
- Joan requested that current books be donated to the library, not ancient ones.

Mowing and Maintenance – Bill Chase, Chairperson

- Bill Chase is on his way back from vacation.
- Therefore, there is no mowing and maintenance report this month.

Membership – Kathi Lichtenstein, Chairperson.**Recap:**

- 2008 – One property owner (Crowetz) has not paid their required 2008 (nor 2009 or 2010) maintenance fees, in foreclosure per Bill Dryden.
- Five owners have not paid any maintenance fee for 2009 and 3 owners only made partial payment.
 - 2008/2009 past due maintenance fees plus 6% interest added to all delinquent invoices
 - 2010 - 6% interest for the first quarter were added to all third notices
 - Bath House and shuffleboard keys have been delivered.

2010 Responses to Date

- CI Community
 - Maintenance
 - Required 302 full (92%) (1 partial payment)
 - Optional (Mason Lane) 3 of 5 paid (60%)
 - Bath House 119
- CICA
 - Membership
 - Owner 228 of 302 owners (75%)
 - Renters includes 1 renter memberships
 - Shuffle Board 47
 - Boat Storage 88
 - Mooring Set & Pull 78
 - Mooring Pick up & Return 70
 - Donations/Late fees 459.33 includes \$125.00 special mooring fee from Murray

Newsletter - John Trainor, Secretary

- The July, 2010 Newsletter must be issued on the weekend of July 17th in order to distribute the budget 30 days prior to the annual meeting.
- Therefore, the deadline for Newsletter submittals will be Saturday, July 10th.
- The secretary will send out a reminder to all committee chairs.

BOD Nominating Committee

- Biographies of nominees will be drafted for the July Newsletter.
- Nominees are Diana Hawley, Andrea Gilde, Karen Dryden and John Reber.
- A note will be put in the Newsletter that any CI member can run for the BOD. If interested, please contact Diana Hawley.
- Incorporate the absentee ballot language from July, 2009 Newsletter in the 2010 Newsletter.
- The Secretary will introduce the candidates at the Annual Meeting.

Pavilion Rental – Sara Hayes, Chairperson

- Nothing new to report.

Roads – Refer to Mowing and Maintenance report above.

Town Watch – Janet McKenna, Chairperson

- Brief review of robbery at the Hartman residence. Generator stolen out of garage.
- Reminder that people need to be attentive and keep their exterior doors locked.

Tractor

- Per the May, 2010 meeting, it was determined to keep the smaller mower deck as a spare and sell the other (if not already sold).
- Update – the mower deck was sold for \$400.00

CICA Web Page and E-Mail – Diana Hawley

- Nothing new to report.

Community Member Questions and Answer Session

Single biggest issue in the community at the moment is the boat ramp project. The BOD determined to wait for the extension ramp to be installed, prior to making any judgments on the overall effectiveness of the project.

Review of Old Business

Road Maintenance Timeline:

1. Diana Hawley and Don Manges developed a plan of attack.
2. The repairs will happen after June 30th (end of fiscal year). The money has been set into a reserve account.
3. Invitation to bid has been sent out on Friday, June 18th.
4. The request for bid was separated into three (3) parts. First is the CI road repair to include grading, rolling and millings, where necessary. The roads were specified as 20 foot wide, except Mason Lane and the Beach Access.
5. The second part of the bid request asked for a price to repair Mason Lane. This would include a drainage ditch, grading and millings.
6. Finally, the contractors were asked to provide maintenance costs for future road repairs and upkeep.
7. Diana and others will be meeting with the contractors soon to discuss the project and their bids. Two notable contractors were Meadows and Reynolds.
8. A meeting will occur with Frank Conway to discuss Mason Lane approach.

Concern about the Vicari's boats:

1. Diana sent certified letter to the Vicari's regarding their boats in the CI right of way.
2. The letter came back as being undeliverable.
3. CI should be able to consider the boats abandoned at this time. However, a salvage company will not come and get them as they have no intrinsic value.
4. Diana will call Cecil County Sheriff and ask if they can be of any assistance.
5. If the Sheriff can be of no assistance, the BOD can then determine if RVJ should be consulted for a path forward.

Children and Teenagers riding ATVs:

1. Concerns were raised about children and teenagers riding ATVs on CI roads.
2. Diana sent two (2) certified letters to the people mentioned in previous BOD meetings as potential offenders.
3. One of the letters went to renters. The landlord (property owner) was upset at CI for the letter sent to his tenant, because they have been wrongly accused in the past.
4. The minutes will reflect that ATVs are strictly prohibited in CI. Golf carts are allowed, but not ATVs.
5. Any violations should be reported to the police immediately. Consistency will be important with enforcing this rule.

Community Emergency Response Training (CERT):

1. CI is still attempting to resurrect CERT committee after difficult winter season.
2. Diana has a person interested in heading up the committee. She has a list of questions from the person regarding the responsibilities. They are good questions.
3. The candidate is also considering running for the BOD next year. Therefore, it is recommended to shelve this discussion until the new BOD are elected next term.

Meeting with State Park to discuss Marsh and Drainage:

1. Again, this will be tabled and discussed at next meeting.
2. Joe Greenfield and Diana Hawley will try to arrange for a meeting with park officials.

50th Anniversary of Chesapeake Isle:

1. The committee is together and planning.
2. Call Diana Hawley if you would like to be a volunteer and part of the effort.

New Business**Gift Card for Cheryl Hite:**

1. Cheryl does accounting for CICA.
2. In the past CICA has gotten her a restaurant gift card as a thank you.
3. The BOD agreed to thank Cheryl with a gift card, but asked that it be a generic gift card (i.e. Visa), so she could have expanded possibilities.

Dumping in Marsh Behind Pavilion:

1. It was agreed that all dumping must cease into the Marsh.
2. However, it was determined to hold off on a sign until after Diana Hawley and Joe Greenfield have met with State Park officials.

Fiscal Year 2010-2011 Proposed Budget (Draft):

1. Andrea Gilde prepared draft budgets for Community Maintenance and CICA.
2. A brief discussion occurred regarding the budgets. However, it was noted that the purpose in distributing the budgets tonight was to give BOD and chairpersons time to review prior to July 1st meeting.
3. The July 1st meeting will be at 7:00 PM and the finance committee will finalize the budgets, in advance of the July Newsletter and Annual Meeting.
4. Therefore, please review and be prepared to discuss on July 1st @ 7:00 PM.

Fence on the Sanden Property:

1. The fence on the Sanden property was damaged during snow plowing this winter.
2. The question was raised whether the fence should be repaired, since it extends into the CI right of way.
3. However, since the fence was damaged during their driveway being plowed, not the road, it was agreed that CI should pay to repair the fence.
4. The Sanden's should be reminded that their fence cannot extend into the CI right of way.

The meeting was adjourned at 10:00 PM.

Next meeting will be Monday, July 19 at 7:00 PM at the pavilion.

Respectfully submitted,

John J Trainor, Secretary