

## Board Meeting of July 19, 2010

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

Board members present: Diana Hawley, Joe Greenfield, Andrea Gilde, John Trainor, Joan Ferrick, Dave Byler, Don Manges, Pat Day, Ed Campbell and Troy Gunden.

Board members absent: Karen Dryden and James Richardson.

Committee members and guests: Gail Berkeihiser, John Bates, Bill Chase, Art Wood, Kathi Lichtenstein, Keith High and Dalton High.

**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.
- Welcome to Troy Gunden, who is filling the BOD vacancy opened by the resignation of Bill Tucker.
- Also, special thanks to Joe Greenfield who will fill the BOD Vice President position also opened by Bill Tucker's resignation. Joe will fill this position until the Annual Meeting in August, 2010.
- A letter was sent to the Vicari's regarding the boats in the Isle right of way. Numerous phone calls were also attempted. No success in directly contacting the Vicari's. Details in Old Business section of meeting minutes.
- Special thanks to Bill and Pat Day for the 4<sup>th</sup> of July celebration.
- Diana received a thank you from the Mary Randall Center in response to the supply drive that Phyllis Doyle and the Community Events committee organized.
- We will talk about the roads project this evening. Special thanks to Don Manges, Andrea Gilde, Bill Chase, Joan Ferrick and Frank Conway for their help and participation in meetings with prospective contractors.
- Thank you to the finance committee for working to submit a preliminary budget of 2010/2011 fiscal year.
- Boat ramp repair will be discussed in the Harbor report. We are still receiving questions and concerns from community members.
- Complaints have been received about the prayers at CICA events. It has been determined that prayers need to be more generic in nature.
- Complaints have also been received about bulk e-mails being mass distributed.

**Secretary's Report** – John Trainor presented.

- The minutes from the June, 2010 BOD meeting were approved as written, once the changes from Diana Hawley and Andrea Gilde are incorporated into the draft.
- These changes will be made by the Secretary and the final revision 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 last minute projects.
- The general maintenance and erosion expense was for grass mowing of community areas.
- Insurance expense is liability for the Directors and Officers. This is split 50/50 with CICA.

- The printing and mailing expense was for final notification of community maintenance fees.
- The town watch expense is for the purchase of patrol radios.
- Finally, the community maintenance roads account total should be \$34,025.93 not \$32,025.93. This will be corrected.

**Review CICA Report with the following notables:**

- Community Events expense was for the Ladies Brunch as well as the pavilion curtains and paint.
- Insurance expense is liability for the Directors and Officers.
- The credit under Tractor Maintenance is the money received when one of the old mower decks was sold. This money was split 50/50 with community maintenance.
- The printing and mailing expense was for the mailing of beach keys.
- Tax payment was for next year based on an estimate.
- Wages paid was for grass mowing.
- The 4<sup>th</sup> of July expense was for the 2010 event.
- The snow plowing income was less than expected due to a reduced number of contracts last year. This will probably not be the case next year.
- The CICA clothing income was primarily from the ladies brunch.
- Pavilion rentals were from June, 2010.

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

**Committee Reports**

**Architectural Review** - Bill Dryden, Chairperson

- Nothing new to report.

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

- What an awesome 4th of July at the beach! Nothing beats water balloons and tug-o-war, topped off by the always popular cardboard boat race! The beach looked great thanks to the "Friday Beach Crew" - great job guys! Another pleasant surprise - professional quality horseshoe pits appeared for the 4th of July tournament thanks to Gordon Hawley and Kevin Slezak who helped Joe construct the new horseshoe pits at no cost to the community. Great community spirit all around...
- A few important items to note:
  1. Unfortunately the lock to the men's room was stolen. To avoid redistributing 100+ new keys a new lock was placed on the men's room, with the key located on the hook in the ladies room and pavilion. Please make sure to replace the key and ensure that the locks are secured after each use.
  2. New wood has been purchased to reface all the picnic tables in the pavilion and beach areas. We are looking for volunteers to help disassemble, spray paint, and reassemble all the picnic tables, ideally during an upcoming Saturday that minimizes impact to families that have already reserved the pavilion. Contact Joe or Jennifer if you'd like to help out.
  3. New carpeting has been purchased to resurface the swim floats. We're looking for someone to head up the effort to replace the carpeting. Please contact Joe or Jennifer if you can help in this effort.
- Please be aware that our beach is a "swim at your own risk" area. Please keep a close eye on your children as there are no life guards on duty.

- As discussion occurred regarding the undermining of a tree on the shoreline. Joe will contact the DNR about whether a permit is required to dump stone in the hole to support the tree and stop the erosion.
- As always, if you have any ideas on how to make the beach a better place and want to be part of the solution, contact Beach Chairs Joe and Jennifer Greenfield at [jsg\\_phd@yahoo.com](mailto:jsg_phd@yahoo.com) or (410) 287-2904.

**Bulletin Boards** – Karen Dryden, Chairperson

- Nothing new to report with the exception that the latest BOD meeting minutes have been posted on the boards.

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

- Nothing new to report.

**Community Events (CE)** – Babs Manges, Chairperson

- The Community Events report was detailed in the July, 2010 newsletter.
- There has been nothing new to report since that time.

**4<sup>th</sup> of July** – Bill and Pat Day, Chairpersons

- Our special thanks go to Bill and Pat Day, who, for the second year in a row, worked extremely hard to organize yet another fantastic Fourth of July celebration, keeping the Chesapeake Isle tradition alive and pulling the whole event together. Bill and Pat also expressed words of gratitude for all of the community members who contributed to the success of the day:
- “Two thousand and ten – what a year! And it brought another wonderfully successful Fourth of July Picnic. The weather cooperated with a warm, bright sunshiny and somewhat breezy day. We welcomed close to 300 friends, family, children, and grandchildren for a typical down home picnic.
- Of course, none of this would have happened without a team of volunteers who worked so hard to make this day special. Without their help, ideas and excitement, the day would not have been so successful. There are so many to thank and my thanks go out to everyone who donated items and to everyone who helped the chairpersons listed below.
- They are:  
 Harry & Sue Seeley, Dave Byler, Dick & Erika Ullman, Janet McKenna & John Reber, Ed & Nancy Turner, John & Anne Bates, Rob & Anna Green, Joan Ferrick, Joe & Jennifer Greenfield, Brian & Sue Clare, Bob & Phyllis Doyle, Karen & Bill Dryden, Sonny Hayes, Bob & Bonnie Boyer, Kathi Lichtenstein. Last but certainly not least John Trainor who was absolutely excellent as our emcee and Diana Hawley, who did her share with helping me and working the mike.
- This is surely a neighborhood effort and we welcome all who would be interested in helping with next year’s gala to contact Bill and Pat at [bandpday57@aol.com](mailto:bandpday57@aol.com).
- “Our gratitude to all knows no bounds.”

**Snow Plowing and Grass Mowing** – Karen Dryden reporting

- Open lots:  
 We have received payment for:
  1. (33) “Open lots” to be cut by the community
  2. (2) Lots cut and billed on a per cut basis
- Lot with house:

1. Lot cut and billed on a per cut basis. Property went through Foreclosure which our Attorney will follow-up on and attempt to get payment.

**Harbor** – Bill Dryden, Harbor Master.

- Art Wood provided an update on the harbor for Bill Dryden who was on vacation.
- Art summarized the boat ramp situation by stating that the elevation was changed in an attempt to keep vehicle wheels out of the water during boat launch and retrieval. The ramp was just not extended far enough into the mud at the bottom of the river. This resulted in the drop. The extension pour should correct this situation and restore the ramp's original functionality.
- The contractor would be at CI on Wednesday, July 21 to fix the bulkheads.
- An explanation as to why the bulkhead failed was also provided by Art. Prior to pouring the extension, stone that had been placed at the end of the ramp as a "drop off" stop gap was removed. This stone removal process likely dug down too far, resulting in increased pressure on the bulkhead during high tide when the water was pumped out. Thus the failure.
- After the bulkhead repair, the pour still may not happen for a few more weeks due to contractor schedules and the tides.
- A drop off of 3 to 5 inches will be the target after the extension is complete.
- A rough finish on the concrete will also be attempted to provide for improved vehicle traction.
- The ramp is closed until the work is completed.
- Thanks to all who work to make the Harbor and Community a better place. With a little patience we will survive the ramp situation.
- Dave Byler reported that the aluminum ramp is missing from the south pier. Likely cause is a pin falling out and the ramp is actually now in the water. Art Wood checked after filing his report. That is indeed what happened. The ramp will be pulled out of the water and remounted tomorrow.

**History** – Pat Day, Chairperson

- Nothing new to report.

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

- Two of the three individuals that received the final past due letter for the 2009-2010 Maintenance Fees have responded as follows:
  1. One paid both years in full.
  2. One paid for 2009 with a promise to pay 2010 shortly.
  3. If the third individual has not responded by July 22<sup>nd</sup>, legal action will be taken to collect the fees through our attorney.

**Library** – Joan Ferrick, Chairperson

- Our CICA Library is open every Saturday from 10:00 to 11:30am during the summer. We have many current books to share due to the generosity of all our neighbors. However, it's time to purge and thus we must weed out some of the very old books and also those books that are simply not moving---not circulating throughout Chesapeake Isle at all. That purging is currently in progress. We have donated a number of these books to the Mary Randall House and Immaculate Conception Parish Outreach for their clients to enjoy. Please be aware that we are always looking for current books that are in good condition to share with one another. Thank you for your generosity in the past and the variety of books you donated. Without you we would not be able to have our CICA Library. For your information, sometime this month, we will soon be getting a new collection of LARGE PRINT novels through the generosity of the Elkton Library.
- As always many, many thanks go out to the volunteers who so graciously meet and greet their neighbors every Saturday morning at the library from 10:00 to 11:30am. This service would be impossible without you. Please contact Joan Ferrick at 410-287-8595 if you have any questions or concerns regarding our library. If our Saturday hours are "simply impossible" for you please call Joan. Surely a mutually convenient time can be arranged for both.

## **Mowing and Maintenance – Bill Chase, Chairperson**

- Road Maintenance:
  1. In my absence Harry Seeley and John Bates visited two gravel quarries to determine the availability of millings in general and RAP in particular.
  2. Sam Powers at Edgemoor indicated millings might be available.
  3. Mike Hardy at Elkmills could not make any commitment with respect to availability. He'd have to check with his supervisor. However, he did provide the names of two additional contractors that might be interested in bidding on our project.
  4. Pre-bid meetings are being scheduled. I contacted Meadows concerning their non-response to Diana's 17 June letter only to find out they will not bid on the project.
  5. We have a bid from T&A on the short paving project. He provided bids on three community locations. The Finance committee and BOD decided, however, not to include such a project in the proposed budget.
  
- General maintenance:
  1. Nothing to report.
  
- Mowing:
  1. Mowing of private vacant lots, no buildings on same, and of community property continued.

## **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.
- Only three owners have not paid any maintenance fee for 2009 and 1 owner only made partial payment. One property was to be sold at auction 7/1.
- Two owners for paid for 2009

### **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 hardcopy version of the July, 2010 Newsletter was distributed at the time of the July BOD meeting.
- The electronic version will be e-mailed later this evening to the balance of residents.

- Committee chairs will be reminded to send electronic reports, prior to the Annual meeting in August.

### **BOD Nominating Committee**

- Biographies of nominees were in the July Newsletter.
- Nominees are Diana Hawley, Andrea Gilde, Karen Dryden and John Reber.
- A note was put in the Newsletter that any CICA member can run for the BOD. If interested, please contact John Trainor.
- The Secretary will introduce the candidates at the Annual Meeting.

### **Pavilion Rental – Sara Hayes, Chairperson**

- As a note, if you rent the pavilion for an event, please clean up afterwards. After a recent event, the pavilion and bathrooms were left in disarray for the next rental party. Please be considerate and clean up.
- Two (2) copiers were donated to CICA. One by the Clare's and one by the Knapp's.

### **Roads –**

- Refer to Mowing and Maintenance report above.
- An additional update will be provided during the old business section of the meeting.

### **Town Watch – Janet McKenna, Chairperson. Report provided by Diana Hawley.**

- A man has been in CI selling driveway sealing services. Later this individual was seen wandering around the neighborhood.
- Please report any suspicious activity to the police.

### **Tractor**

- The tractor has been having trouble starting. One potential diagnosis is a switch going bad in the transmission.
- If this switch diagnosis is correct, the repair could be expensive as the switch is located in the transmission.

### **CICA Web Page and E-Mail – Diana Hawley**

- Nothing new to report.

### **Community Member Questions and Answer Session**

1. Bill Chase and John Bates reviewed road erosion issues on CI. Bill looked at a property on Bennett where stone had been deposited on the residents front yard, but in the CI right of way. The resident informed Bill that he was going to construct a curb to stop this deposit from happening. Bill advised the resident not to do this since it was in the CI right of way. The resident was asked to not attempt a fix until after the road maintenance project is complete (i.e. problem may go away).
2. The case of an invisible dog fence in the CI right of way was also discussed.

### **Review of Old Business**

#### **Road Maintenance Timeline:**

1. Three (3) contractors (T&A, Dix Hollow and Dennis Reynolds) have met with CICA representatives. Waiting on estimates.
2. One more request for quote will be sent out to S&M paving.

**Concern about the Vicari's boats:**

1. Diana sent a non certified letter on July 8<sup>th</sup> and a certified letter on July 16<sup>th</sup>. The subject again was the Vicari's boats in the CI right of way.
2. Diana also tried phone contact via various numbers. No response.
3. The letter gives the Vicari's a July 22<sup>nd</sup> deadline to move the boats.
4. If this deadline is passed, legal will be consulted for a path forward.

**Fiscal Year 2010-2011 Proposed Budget (Draft):**

1. The proposed 2010/2011 budget went out to print with the July Newsletter.
2. Maintenance fee will be maintained at \$211.00, including road maintenance and a tractor fund.
3. The budget will be voted on at the annual meeting.

**50<sup>th</sup> Anniversary of Chesapeake Isle:**

1. Information was compiled and presented in the July newsletter.
2. Pig roast will be provided, but it will be BYOB or cooler and potluck (attendees bring a side appetizer or dessert).
3. The celebration starts at 5:00 PM.

**New Business****FAQs for Annual Meeting:**

1. Discussed putting together a sheet with detailed answers to commonly asked questions in an attempt to streamline the annual meeting process.
2. The sheet could be posted on the CICA web site prior to the meeting.
3. Diana will compose and post.
4. The boat ramp and roads are obviously the big hitters this year.
5. Questions and answers can be sent to Diana for review.
6. Troy Gunden suggested asking residents for questions / concerns prior to the annual meeting via e-mail. The top ten questions / concerns could then be answered and posted on the web site. Troy will compose the e-mail and present to the BOD.

**Committee Reports for Annual Meeting:**

1. A reminder e-mail will be sent to all committee chairs asking for electronic revisions of reports prior to the annual meeting.
2. The reports will be compiled as a handout before the meeting.
3. The reports will need to be submitted by Friday, August 13<sup>th</sup>.

The meeting was adjourned at 8:55 PM.

Next meeting will be Monday, August 16 at 7:00 PM at the pavilion.

Respectfully submitted,

John J Trainor, Secretary