

## Board Meeting of September 20, 2010

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

Board members attending were: Ed Campbell, Karen Dryden, Diana Hawley, Don Manges, John Reber, Pat Day, Andrea Gilde, Joan Ferrick, John Trainor and Troy Gunden.

Committee members and guest; Frank Conway, Barbara Spall, Joe Spall, Paul Pudlinski, Bill Dryden, Charlie Nier, John Bates, Charlotte Hallett and Chet Hallett,

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

- Extended welcome to all including new Board members and officers.
- Board's appreciation to all who helped at the Annual Meeting including John Reber and Gary Gilde who roasted the pig that was delicious and enjoyed by all. Also thanks to those who supplied the covered dishes and those who worked to make it a successful day.
- Urged chairpersons to review the sign-up sheets for their committee and contact the people on their respective lists.
- An email was sent about the potential hurricane urging people to respond accordingly.
- A notice was put into all tubes and sent via e-mail advising about the upcoming road work. Thanks go to Don Manges, Bill Day, Harry Seeley and John Bates for their prep work and for working with the contractor. Thanks also to those who helped respond to an e-mail complaint from a property owner on Rolling Avenue.

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

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

**Treasurer's Report** – Provided by Andrea Gilde

Reported that taxes due 9/15 sent to Cheryl Hite early in August. Because of Cheryl's illness, the deadline was not met but an extension was filed giving us 6 months to file.

**Reviewed Community Maintenance Report with the following notables:**

Expenses

- Beach - Remake of the Picnic Tables
- Harbor – Wood to finish expansion
- Miscellaneous – Expenses for Annual Meeting Dinner
- Wages – Grass Mowing

Income

- Transfer to cover expenses

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

Expenses

- CE – Ice Cream & Bingo for July and August and Margarita Social
- History – Annual Meeting Presentation
- Wages – Grass Mowing
- Fourth of July – Children’s Parade
- Miscellaneous – Transferred from CICA to cover Ramp difference to close out account.

Income

- Community Events – Bingo & Ice Cream

**Committee Reports**

**Architectural Review** – Bill Dryden, Chairperson

- The following was approved since the last Board meeting:
- Charles and Bethia Nier, 107 Rolling Avenue, Lot 13, Blk. N, For the construction of a 24’ x 24’ detached garage.
- A letter was sent to Fritz Walker, Lot 17-G advising him that he is way beyond the six month period to complete the exterior of his house period to complete the exterior of his house.
- Work has started once again and the siding is almost complete.
- Pat Day has requested that she be removed from the review committee since Ed Campbell has agreed to be the Board liaison member for ARC

**Beach** – Joe and Jennifer Greenfield, Chairpersons; given by John Bates

- Bathhouse broken into four times. Last time pretty good. JB purchased locks that tumblers can be changed. Next year just change key. Repaired all hardware and new cables on locks. Put up signage claiming ‘somebody is watching you’. John encourages people listen to their children. Cost approx \$50 to be charged to Maintenance. Diana to send email notifying community that keys will not work till new keys are issued next year.
- Lumber should be moved to yard and covered as it is twisting.

**Bulletin Board** – Nothing new to report.

**Clothing** – Nothing to report

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

- Community Events met on September 13, 2010. We did not have an August meeting and July's meeting was chaired by Phyllis Doyle. This report will cover July through September.
- Attendance was good for all the Summer Socials including Margaretville, which was our themed social in July. Charlotte Hallett was the chair for this event.
- Susan Clare chaired the Ice Cream and Bingo Socials which brought out several families.
- This Saturday, September 25<sup>th</sup> we will hold our second Oktoberfest. Festivities start at 4:00 with our Chili Cook Off and awards will be given out at 5:30. Charlotte Hallett is chairing this event again this year.
- Fall Clean-Up will be on October 16<sup>th</sup> and Sue Seeley will chair that event.
- Halloween will be celebrated on Saturday, October 30<sup>th</sup>, with a children's party at the Pavilion and then Trick or Treating in the evening. Diana Hawley is chairing this event.
- Our community drive for the Mary Randall Shelter held in June was a wonderful success. Many thanks go to our community for their help in making it such a success as well as a thank you to Phyllis Doyle for managing this event.
- The next Community Events meeting will be held on Tuesday, October 12, 2010 at the Pavilion at 7PM.

**Fourth of July** – Pat & Bill Day, Chairpersons

- Nothing new to report.

**Grass Mowing & Snowplowing** – Karen Dryden, Chairperson

- Discussed increasing cost of contract for snow plowing from \$75 to \$80 to cover expenses. Troy Gunden mentioned that we might not want to raise cost in light of the unknown. Motion was made to remain at \$75. Approved.

**Open Lots:**

- (32) "Open lots" continue to be cut on a regular basis which have paid the seasonal rate
- (3) Lots cut and billed on a per cut basis-

**Lots With Houses:**

- (2) Lots cut and billed on a per cut basis. (Properties in Foreclosure)
- (1) Cut twice in month
- Letter sent reminding owner of need to cut grass as it exceeded (6) inches (Customer cut)

**Snow Plowing:**

- Snow Removal Contracts are being sent via the October Newsletter.

- Signed contracts and payment in full must be postmarked by November 25, 2010.

**Harbor** – Bill Dryden, Chairperson

- New ramp working well. No complaints Mooring Pull (date) Fall Clean Up October 16, 2010 D. Manges mentioned that the fire hose needs to be replaced on the front of the floating dock and that there are exposed nails.

**History** – Pat Day, Chairperson

- This month the committee assisted the Board of Directors in researching incorporation papers between Chesapeake Isle, Inc. and Chesapeake Isle Civic Association including maps, letters, memos and official documentation.
- We will be meeting on Friday, September 24<sup>th</sup> to begin cataloging pictures and posters used for the last two presentations for storage so they can be useful in the future. We will continue to organize what information that has been gathered in the past years for research purposes.
- We invite anyone who would enjoy studying and maintaining the history of Chesapeake Isle through events and pictures.

**Legal** – Bill Dryden, Chairperson

- We were recently presented with a statement to be signed by the CICA and the three owners' of the lots thru which the R/W easement passes and known as the Northern part of Mason Lane. The statement states that CICA is a vested owner of the Road Bed.
- The statement was forwarded to our attorney for review and he verbally advised as follows:
  - 1) The statement does not correctly represent the status of the title and ownership of the land under Mason Lane.
  - 2) As he stated in his letter of April 6, 2010, title to the northern portion of Mason Lane was never deeded to the CICA and therefore CICA has no right, title or legal interest in that portion of Mason Lane.
  - 3) He states that notwithstanding the owners' claim to the contrary the fact remains as stated in his letter of April 6, 2010 that CICA is not vested with ownership of the Mason Lane road bed on Lots 11-14.
  - 4) He advises that no lot owner has supplied any documentation or evidence to disprove his previous opinion.
    - His search of the chain of title does not show that CICA was ever given fee simple title to the road bed in question.
- Mr. Jones states that CICA has no obligation of maintenance beyond the terms of their November 19, 2007 agreement. We are awaiting his written reply.
- None of the present officers are authorized access to the safe deposit box. Once the Board authorizes the present officers to access the box, I will get the signature statement from PNC for completion.

- I now have the proposed listing agent for Lot P-9 that was owned by Barry Miller. I will send an invoice to the agent, to be sent to the Bankruptcy Trustee for the past due 2009 & 2010 Maintenance fees.
- As Dave Byler completed his term on the BOD, I am fortunate to add Brian Clare, Harland Graef and Janet McKenna to the Legal Committee. They will be a good addition and may be able to keep me in line.
- BOD must approve that four officers be approved for signature. Motion made and approved that necessary papers be signed and presented to the bank for the new officers to be added to signature cards. Must be done each year if/as officers change.

**Library** – Joan Ferrick, Chairperson

- Nothing new to report.
- Library closes on October 30th

**Maintenance & Roads** – Bill Chase, Chairperson

- Diana reported that Sonny is getting ready to retire and is willing to take over road maintenance for areas that have immediate issues. Diana is communicating with Sonny and Bill Chase to discuss a division of labor which might include Sonny chairing Road Maintenance and Bill Chase chairing snow plowing and grass.

**Membership** – Kathi Lichtenstein, Chairperson

**2010 Responses to Date**

- CI Community
  - Maintenance
    - Required 302 full (93%)
    - 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 600.69 includes \$125.00 special mooring fee from Murray

**Newsletter** – Pat Day, Secretary

- Pat Day relieves John Trainor. Send out email for deadline to receive input for the Newsletter by 10/8. October Newsletter to be distributed mid-October.

Please send copy to [Chesapeakisle.secretary@gmail.com](mailto:Chesapeakisle.secretary@gmail.com). Note in newsletter for contact info.

**Nominating** – Nothing new at this time. Will need chairperson soon.

**Pavilion Rentals** – Sara Hayes, Chairperson

- No events scheduled to Pavilion till October except Oktoberfest.

**Town Watch** – Janet McKenna, Chairperson

- Janet will chair through end of year. A new chairperson will be needed in January. If no one comes forward, Town Watch will be disbanded. We have one potential candidate, but she is here for weekends only and is still considering it.

**Tractor** – Mike Burroughs, Chairperson

- Nothing new to report

**Webpage email** – Gordon Hawley & John Reber, Chairpersons

- Nothing new to report

**Community Members Issues**

- Chet & Charlotte Hallett of 115 Mason Lane (#1) ask to be placed on the BOD Agenda and reported the following:
  - We are aware of a conflict regarding the repair of the north end of Mason Lane. Additionally we have heard it rumored that this board has suggested that access could be had through the south end through the Hallett property. We are here to state that there is no right-of-way through the Hallett property. Examination of the deeds clearly indicates a right-of-way for the Mason Lane properties running north to Turkey Point road but not south through the Hallett property. In order to maintain our no right-of-way status, we will be reinstating the gate which existed on the north end of our property.
- Frank Conway – Reminded BOD that we have agreed to maintain NML by per letters drafted by Harland Graef and Sonny Hayes, past presidents of the BOD. It was conveyed to Mr. Conway that the BOD has been advised by our attorney, R. V. Jones, that the BOD is not to discuss the situation as it is under legal advisement.

**Old Business**

- Vacari Boat –It has been moved.
- Sanden has car in road blocking work to roads. Will be advised to remove.

- Arden Rd. – We will request that the 15 mile per hour signage be moved onto the property and out of the roadway.
- Mr. Blackburn’s letter – He was advised that he is in violation of the Restrictive Covenants which states that no farm-type animals are allowed to be housed in the community. We received a return letter from Mr. Blackburn stating that others are in violation of Restrictive Covenants. Diana will draft another letter reminding him that the board dealt with a similar situation in the past and the lot owners removed the chicken. We expect him to comply or legal action might be taken.

### **Road Maintenance Project Update**

- Work began on Monday, September 20<sup>th</sup> at 8 to 8:30 AM. Notice went out via tubes. S & M finished Bennett and started Rolling Avenue on Tuesday. We will evaluate this phase 1 to see we should proceed with maintenance of other community roads.
- Issued raise of the carcinogenic effects of the dust. Decided not to deal with at this time. This issue was raised in the past by the group investigating paving. Because the millings are not banned by the State and because having a study conducted would be extremely expensive, there is not much else we can do at this time.
- Issue raised as to if the contractor asked permission to park equipment on private lots. None given as far as the BOD knows. Andrea concerned of liability without permission. It will be investigated. Diana will request that the contractor moves his equipment in the evening to community property, marked with safety cones.
- Sanden Fence Repair – Karen Dryden gave responses to quote for damages received from three vendors. Board is looking into obtaining a copy of contract that Mr. Sanden signed for the service. This will determine the next step that should be taken by the Board. Other avenues of repair will be investigated.

### **NEW BUSINESS**

- Plaque still out to be painted.
- Committee signup sheets distributed to committee chairs present at meeting. They were asked to follow up with phone calls to people.
- 2010 Calendar reviewed with committees to finalize. Drafts will be sent to the board for review. Question asked about change of Yardsale to next fall. This will be done in 2011.

Meeting adjourned. Next meeting is October19, 2010.

Respectfully submitted  
Pat Day, Secretary