

CICA Board of Directors' Meeting
September 19, 2012
7:00 p.m.

Board members present: Jim Carter, Phyllis Doyle, Karen Dryden, Andrea Gilde, Troy Gunden, Diana Hawley, John Reber, Chris Shelton, Justin Thomas

Board members absent: Joan Ferrick, John Murray, John Murch

Community members / guests present: Ed Campbell, Bill Dryden, Sonny Hayes, Bob Jones

President's report (John Reber)

First I'd like to thank board members, Ed Campbell, Joe Greenfield, Don Manges and James Richardson, who have completed their terms, for the time and effort they provided to the community. A special thanks to Joe and Jen Greenfield for agreeing to stay on as Beach Chairs and to Don Manges for staying involved with the beach erosion issue.

Then I'd like to welcome the new members, Phyllis Doyle, John Murray, Chris Shelton and Justin Thomas and thank all of you for investing your time and energy in the governing of this community.

Also, thanks Jay Gilfillan and Joe Greenfield for quickly responding to one of our swim platforms taking a journey through the harbor before any damage could be done.

Our petition requesting a re-evaluation of Governor O'Malley's rejection of funding from the 'Connect America Fund; garnished 47 signatures. Copies were sent to Gov. O'Malley, Sen. Ben Cardin, Rep Andy Harris, E.J. Pipkin, Nancy Jacobs and Michael D Smigiel, Sr. I haven't heard back, but as many of you have already noticed it is a moot point, as preparations for laying the infrastructure required in the community has already begun. At this point, there is no set date, as they still have to make the run through the park. Justin should be able to report in more detail under Old Business.

The Annual Budgets for both The CICA and Community Maintenance were both passed at the Annual Meeting. With that, we will be able to continue on with the current project of correcting drainage issues within the community.

Secretary's Report (Jim Carter)

Former Secretary Diana Hawley e-mailed the draft minutes to the Board on August 20, with a response deadline of August 23. The minutes were approved (11 yeas and 1 non-vote that counted as a yea) with minor requested changes incorporated.

The final minutes were posted on the web site on August 23 and on the beach and harbor bulletin boards on August 24.

Treasurer's Report (Andrea Gilde)

Andrea presented and reviewed the August CICA Monthly Treasurer's Report providing an overview of the income and expenses. Highlights include:

- Payment was received for overdue mowing fees.
- It was questioned whether there is an appropriate amount in the reserve funds. Are we holding on to too much money at a very low rate of interest? Or, does there need to be an increase so we can be prepared for an emergency.
 - It is hard to know exactly how much to keep in reserve, but the general feeling is that this is an appropriate amount. We can cover most emergencies and although the money is earning next to no interest, there is not a better low risk / high interest option.
- The Kubota mower loan is at 0% interest.

Andrea presented and reviewed the August CM Monthly Treasurer's Report. Highlights include:

- Mosquito spraying was increased to 2x per week for the remainder of the season due to the increase of West Nile virus.
- We received back payment of Maintenance Fees from a property owner who had been two years delinquent. The payment also included interest, legal fees, and overdue grass mowing fees. We will continue to legally pursue those who do not meet their obligations as property owners.

A motion was made and seconded to approve the Treasurer's reports. All in favor.

Committee Reports

- Architectural Review (Bill Dryden)
No new activity since the last meeting.

The halted construction on Rollins Avenue is in arbitration due to numerous building code violations.
- Beach (Joe and Jennifer Greenfield)
No report.
- CICA Clothing
Nothing to report, other than the clothing inventory is listed and available for sale on the web site.
- Community Events (Pat Day / Babs Manges)
The Community Events Committee met on Monday, September 10th. In attendance were Babs Manges, Co-Chair, Karen Dryden, Phyllis Doyle, Sue Schooley, Sue Seeley, Susan Andrews, Anne Bates, Polly Carter and Sue Clare.

To kick off our season of events, we had a Taco Walk-around and Lime-Aid. Our appreciation and thanks go to Troy Gunden who donated the cheese nachos. Thanks also go to Babs Manges for chopped onions, Anne Bates for chopped tomatoes and Karen for brownies and cookies.

The focus of the meeting was to ask for co-chairpersons for the coming years events. We have volunteers for some of these events; however, it is essential that we have volunteers for other events or we will have to discontinue them. We have guidelines for the present events which are just that, 'a guideline' to help be of assistance to new

volunteers. We certainly entertain ideas for new events, too. Please contact me at 410-287-9432 or bandpday57@aol.com if you would be interested in volunteering for an event or have an idea for a new event.

Up-coming events include the last summer social which will be a Hoe Down/Chili Cook-off held on September 29th, 4 PM to 7PM. Polly Carter is chairing this event and would appreciate any assistance to setup and/or cleanup. pylecarter@comcast.net Other events will be posted in October's issue of the Newsletter.

- Fourth of July (Bill and Pat Day)

No report.

- General Maintenance / Erosion (Sonny Hayes)

Sonny reported the split rail fence at the top of the beach road was repaired last weekend by a small crew. In addition, the same crew did some trimming of low branches which were overhanging the roads. Our thanks go out to the crew who helped with these projects!

There was a brief discussion concerning the maintenance of the CICA owned chain saws stored in the garage. It was decided the saws should all be sent out for "tune-ups" and should be run every few weeks while in storage in order to keep them operational.

Sonny has contacted Petroleum Management Company regarding the currently un-utilized 500 gallon diesel fuel tank behind the bath house. Petroleum Management will clean the tank on site, filter and treat the fuel in the tank for \$450. It is estimated there is approximately 100 gallons of fuel in the tank at present, which will be usable after filtration and treatment. The reclamation of this fuel for our tractor and lawn mower makes the tank cleaning fee a bargain. Sonny will contact the company and tell them to proceed.

If anyone is aware of other items needing attention, please let me know.

- Grass Mowing (Karen Dryden)

Open lots:

We continue to cut 27 lots which are under contract.

The owners of an additional 10 lots have been contacted with no response. 3 out of the 10 lot owners have multiple lots which are not being maintained by the owners to the required height of six inches. CICA is cutting these lots and billing on a per cut basis.

Lots with homes:

(Grass exceeds six inches which is documented in Restrictive Covenant # 3 of our deeds.) As a result of letters sent to the CICA board, four letters were sent to owners regarding the condition of their properties yards (Boice, Lesley, T. Pollard and Quinn), there has been no response to date.

The bank has taken over, and is now cutting, the Short property (H-21) on 16 Racine.

- Harbor (Jay Gilfillan)

Nothing to report other than the unscheduled arrival of a swim platform in the harbor which was removed promptly by Jay Gilfillan and Joe Greenfield before any damage was done!

- History (Pat Day)

To assist the Board of Directors, the History Committee was requested to supply past BOD Minutes and other pertinent documents in the preparation of the legal actions of Mason Lane.

Otherwise, there is nothing else to report at this time.

- Legal (Bill Dryden)

We are preparing for the October 22nd court date on the Mason Lane suit.

We will be at their attorney's office on September 26, 27 & 28, 2012, to give depositions in this case.

As of today, final notices for those owners who are two or more years delinquent in paying their Maintenance Fees have been sent out via Certified and regular mail. They will be given thirty days to pay the past due fees before we start legal action.

I have talked with our attorney concerning the issue of cutting lots with houses on them and charging the owner for our services. He is not as conservative as I, and feels that if the operators of our equipment are careful; that our liability is small and the proof of any alleged damage to the property is the burden of the owner.

Restrictive Covenant # 3 gives us the authority to cut grass to a height of six inches and requires the owner to reimburse the Association.

Discussion followed this report:

Clarification: We currently cut unoccupied lots and bill the owners. We do not currently cut lots which are occupied or occupied part of the time.

It was suggested that the properties be photographed prior to cutting to document the grass height and condition of structures and/or items in the yard.

Sonny noted that there are several of these lots with downed trees / limbs also present on the properties which need to be removed. He is aware of several lots at present and will ask the mowing teams to compile a list of properties involved and forward that information to the Legal Committee.

- Library (Joan Ferrick)

No report.

- Membership (Karen Dryden)

Chesapeake isle has 320 legal lots.

280 lot owners have paid their Maintenance Fees for 2012*

230 of those paid have joined the Association

* Two year past due letters were sent out September 25 with payment due October 25, 2012

The 2013 Dues and Fees invoices will be sent out in October with final payment due February 15 , 2013.

Please notify Membership if homes near yours are for sale, sold or new owners are moving in!

- Newsletter (Diana Hawley)
The deadline for submissions for the October newsletter is October 1. Diana sent an e-mail to the community informing property owners of this deadline.
- Nominating (Diana Hawley)
Nothing to report.

- Pavilion Rentals (Sonny Hayes)
The pavilion is currently committed for the following dates in 2012:
9/22 9/29 9/30 10/06 10/13 10/27 11/03 12/15

- Road Maintenance (Sonny Hayes)
No work remains other than those drainage activities planned by the long range Roads and Drainage Committee.

We have about 15 tons of millings in inventory for pot hole filling purposes. We may be able to obtain some additional free millings from the State, transportation to the Isle remains the only problem.

I can be reached at 410-287-7588 or 443-693-2090 if there are any problems or concerns.

- Roads / Drainage Improvement and Planning (John Murray)
No report.
- Town Watch
No report.
- Tractor (Mike Burroughs)
No report.
A board member mentioned that Harry Seeley may be willing to take over as the Tractor Chairperson.
- Web page / e-mail (Gordon Hawley / John Reber)
Diana updated the Board member listing on the CI web site following the Annual Meeting. Board members should review the site for accuracy and submit changes, if necessary.

Community Members Issues *(Community members present at the meeting who have questions or issues to bring before the Board were given the opportunity to speak.)*

Bobby Jones, Rolling Avenue, presented several photographs of his property and the right-of-way on the north side of Rolling Avenue. These showed significant erosion in

the area and at his driveway entrance. The “bump” at his driveway entrance is significant enough that he fears for the safety of his daughter’s cars’ oil pan.

He believes that several of the drainage pipes which cross Rolling are blocked and non-functional. This condition is contributing to the erosion in front of his property.

Discussion followed:

Although this area is one of the priority areas in the Drainage Improvement Plan, a temporary repair is needed; most probably in the form of stone (large gravel) placed at the end of his driveway to smooth the transition from roadway to driveway.

Sonny will work with Bobby to plan a temporary solution to the problem that will not be a detriment to the long-term roads improvement plan.

Old Business

Comcast Cable Service to Chesapeake Isle

The contractors have signed a liability release waiver with CICA and will be storing some of their equipment near the Maintenance garage during construction. Installation will begin on Rolling Avenue and work back to the North.

Diana Hawley and Justin Thomas met with the Comcast contact and the contractor on September 19 and will continue to communicate with them while their work in the community is being done.

As many of you may have noticed, work is beginning in Chesapeake Isle to set up the infrastructure for Comcast service in our community. We have met with both Comcast and the contractor who is doing the work, and we therefore have some information that we are able to pass on to you, as follows:

- 1) While final State Park approvals are being made, the work has already begun here to expedite the process. Crews will be working Monday-Saturday. This infrastructure will then be interconnected with the lines in the park once they are able to be completed.
- 2) The lines in the community will be underground, within the CI right of way (ROW). Every effort will obviously be made to restore any disturbed area to its original condition. Each property owner will also have the option to have a free service drop run to their home during this construction. Please note that agreeing to have a service drop run to your house DOES NOT commit you to getting the service; it merely means that if you choose to have the service, this set up will already be completed. Comcast and/or its contractors will provide you with information on how you can request and give approval to have this done. (Notes will be sent on a street-by-street basis, as they begin work on your particular road. If you haven't received one yet, you can look for it soon!)
- 3) Any work that Comcast does outside Chesapeake Isle's ROW or property will require specific approvals from individual property owners.

We look forward to working with Comcast to offer this service option (which includes high speed internet, cable, and telephone) to the Isle! It is the responsibility and right of

each individual property owner to choose which, if any, of these services they would like, but at least this choice will soon be available. (Details regarding specific plans that are offered by Comcast, with prices, can be found on their web site. Comcast salespersons will likely be contacting you with more information once the infrastructure is completed.)

We will continue to remain in contact with the contractor and Comcast while the work is being done. Please feel free to contact John Reber, Diana Hawley, or Justin Thomas if you have questions.

New Business

No new business.

Meeting adjourned: A motion was made to adjourn the meeting; all in favor. The meeting was adjourned at 8:31 p.m.

The next monthly Board meeting is scheduled for Wednesday, October 17, 2012, at 7:00 p.m.

Respectfully submitted,

Jim Carter, CICA Secretary