

CICA Board of Directors' Meeting
June 18, 2013
7:00 p.m.

Board members present: Jim Carter, Phyllis Doyle, Karen Dryden, Andrea Gilde, Diana Hawley, John Murch, John Murray, John Reber, Justin Thomas

Board members absent: Joan Ferrick, Troy Gunden, Chris Shelton

Community members / guests present: Frank Conway, Bill Dryden, Kathi & John Moll

President's report (John Reber)

All Board Members were included in a couple of e-mails referencing Harbor Rd. I'm not going to read them, as you all have copies, but am introducing them into the official record. The issues covered in these emails refer to proposed improvements to be made to the area, types of which both signers are against; why is this area being given priority; that the owners along the affected area are causing the problems by modifications on their property and why has the board not prevented them from making these modifications to their property. These are issues we will discuss under road improvements. *(The full text of these e-mails is available in the Chesapeake Isle Archives, anyone wishing to access them may do so by contact any officer.)*

The budget committee is resubmitting the budget as it was originally approved by them. They felt talks of adding a paid position for accounting purposes was pre-mature and something that should be discussed with the community before proceeding in that direction.

Everybody keeps asking about Comcast. As I'm sure everyone's noticed they are diligently making progress through the park. *(The cost for their TV, phone and internet bundle is reported to be \$ 121.00 per month.)*

A special thanks to Jim Carter and all who turned out to assist with the recovering of the garage roof.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on June 1, with a response deadline of three days. Final minutes were e-mailed to the Board on June 2, and 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 June 3, and on the beach and harbor bulletin boards on June 4.

Treasurer's Report (Andrea Gilde)

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

\$ 29.90 for electricity

\$ 73.88 for wages

Income:

\$ 1060. for grass mowing – thanks to Karen for collections of old fees and timely payments!

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

- \$ 228.09 for a new cultivator to maintain the playground and volleyball court without the use of chemicals.
- \$ 30.47 for electricity
- \$ 183.44 Clean-Up Day and mowing expenses
- \$ 225.79 harbor landfill fees and tool replacement
- \$ 125.09 newsletter and mailing expenses
- \$ 3800.00 for Pelsa survey and site design by Eric Strum
- \$ 110.82 for wages

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

Committee Reports

- Architectural Review (Bill Dryden)
No activity since the last meeting.
- Beach (Jim Carter)
Swim platforms and floats:
Re-carpeted and set May 25 (Saturday of Memorial Day weekend, by 1:00 pm)
My thanks go to Gary & Luke Gilde, Justin Thomas, Kathi Lichtenstein, Mike Bieter, Kevin Slezak and Eric Garvey who helped with this project! Additional thanks go to Sue Seeley and the Community Events Committee for providing lunch!

Garage roof project:

Bill Dryden & Jim picked up the new shingles at Lowes on Friday evening 6/14; Bill's dump trailer was a huge help with this!

Demolition of the old roof was completed on Saturday morning, 6/15, with the help of Bill Dryden, Mike Bieter, John Murch, Dick Ullman and John Moll. Brian Clare did a superb job of handling the tractor and moved the torn off material directly into Bill's dump trailer for transport to the landfill.

Bill and Justin Thomas were the cutters for all of the cut shingle pieces and roofing felt needed for the roof project during the afternoon.

The ever vigilant CE committee provided coffee and pastry in the morning plus a pizza lunch and kept us supplied with plenty of liquid. Thanks to Karen and Sue for their help!

By the end of the day the hole in the roof was patched, the rotted rake boards were replaced, new drip edge installed and the roof was weather-tight with roofing felt – ready for new shingles!

Shingling commenced on Tuesday with John Murch, John Moll, Harry Seeley, Dick Ullman, Diana Hawley and Jim – roughly ½ of the roof was shingled by day's end. Bill Dryden hauled the old roofing and construction debris to the landfill in the dump trailer for disposal.

Wednesday's work crew included John Murch, Harry Seeley and Jim who had the roof completed by day's end.

Jim returned on Thursday to complete the aluminum wrapping of the fascias and rake boards. No paint needed!

All that remains on this project is some very minor clean up of debris around the perimeter of the garage and a small section of rolled roofing which needs to be recovered at the rear of the garage.

Thanks to all that have contributed their sweat to this project! *Post meeting note: The cost of this project was ~\$1285. for materials and landfill charges. Had we used a contractor, the estimated cost would have been \$ 3518. – these volunteers saved the Community roughly \$ 2100.*

There was an e-mail received during the month concerning a few dead fish on the beach and questioning the safety of the water for swimming. Residents should be aware that our beach is located on a natural body of water, it is not a swimming pool. Fish die every day from predation, are hit by boat propellers, deeply hooked and released by sport fisherman and subsequently die and a variety of other causes. Carrion is consumed by other fish, crabs, birds and small mammals – the circle of life.

Waterborne bacteria counts / warnings for various locations on the Bay are posted on the Maryland Department of Natural Resources website.

- CICA Clothing
- Community Events (Pat Day / Sue Seeley)
Our Jamaican social was postponed a week because of weather, but went off without a hitch the second time. The Ladies Brunch was well attended and we had 4 new residents who came to this activity.
We have another Summer Social planned for the last Friday of the month on the 28th.

Upcoming events in July are: the 4th of July Celebration, Ice Cream social and Bingo on the 19th, and another summer social the last Friday in July on the 26th.

- Fourth of July (Bill and Pat Day)
The planning is well underway with many returning chairmen from previous years.
There will be a meeting Thursday June 20th on this topic.
Pat and Bill are seeking a replacement chair for this event – let them know if you are interested in taking over the reigns for this fun community event!

- General Maintenance / Erosion (Sonny Hayes)
No activity this month.

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

- Grass Mowing (Karen Dryden)
OPEN LOTS:
(39) CICA Seasonal Contracts sent out April 1, 2013

- (The balance of lots are being maintained by the owners, or are not “cuttable”).
- (30) Contracts and payments received for CICA Seasonal Mowing to date.
 - (4) Not interested
 - (5) No response
 - (2) In the process of Bankruptcy (Hill & Short)
 - (4) CICA cut and billed (Coco, Hill, Miller & Smith)

LOTS WITH HOMES:

- (Grass exceeds six inches which is documented in our Restrictive Covenant #3 of our Deeds)
- (2) Cut – Banks own these properties – (Bank names unknown at present)

Discussion:

CI has been cutting the large Niemczewski property under contract for years. There have been beautiful planting beds and large trees planted recently in preparation for a new home to be built.

Unfortunately, some of these planting beds have been built in such a way that the Association equipment cannot fully cut the grass around them. An agreement needs to be reached as to what level of maintenance we can continue to provide at the contracted fee. *(Post meeting action: Karen plans to contact the property owner to let him know our concerns regarding mowing the property and to possibly increase the rate based on the additional time necessary for us to continue mowing.)*

- Harbor (Jay Gilfillan)

No report.

Discussion:

An e-mail was received during the month concerning a reported snakehead fish biting a dog at the harbor (in the sand, near the kayak rack). DNR is doubtful that this was actually a snakehead fish since they are not known to be this far north in the Bay – they prefer the saltier waters to the south. It is reported (unconfirmed) that DNR is paying a \$40. bounty for snakeheads caught in the Bay.

There is a very healthy water snake reported to be frequenting the Harbor area. Keep your eyes open! The only venomous water snake in the USA is the water moccasin (cottonmouth), and we are too far north for them – however, if cornered all snakes will bite, just not be venomous. Give him some space!

Venomous snake identification made easy: *All of the venomous snakes found in the USA have a triangular shaped head except the coral snake (found only in the deep south), these include several species of rattlesnakes, copperheads and water moccasins. All of the non-venomous snakes in our area will have a rounded nose / head (as does the venomous coral snake).*

- History (Pat Day)

There is nothing new to report for this period.

- Legal (Bill Dryden)
No activity since the last meeting.
 - Library (Joan Ferrick)
Library is doing fine (well covered). Lots of books coming in. All in order when I left.
 - Membership (Karen Dryden)
2012 MEMBERSHIPS:
(301) – Lot owners have paid their Maintenance Fees for 2012 to date.
(242) – Of those paid have joined the Association.
(13) – Lot owners have not responded or paid 2012 Fee.
 (2) In foreclosure (Hill & Short)
(4) - Lot owners have not responded or paid two years or more.
 (1) Lien placed against owner (Lam)
 (1) In foreclosure (Hill)
 (1) Foreclosure took place – payment not received to date (Wm. Shaw)
 (1) Attorney trying to serve owner (Miller)
2013 MEMBERSHIPS:
(287) – Lot owners have paid their Maintenance Fees for 2013 to date.
 Plus (4) Mason Lane owners
(217) – Of those paid have joined the Association.
 - To date 88% of the lot owners have paid their Maintenance Fee
 - As of April 1, 2013 6% interest started occurring.
 - (6) Lot owners responded to the 3rd and final invoice sent on May 13 & 14, 2013
- **(12) – Legal letters will be sent by July 1, 2013 from the Legal Chairman to owners who have not paid 2012 & 2013 Maintenance Fees. If no response by August 1, 2013 (30 days) they will be submitted to our attorney for legal action.
- Newsletter (Diana Hawley)
The deadline for submissions for the July newsletter are due on JULY 1. This is a firm deadline with NO EXCEPTIONS as the newsletter must be published in order to fulfill legal requirements for the Annual Meeting and announcement of the new budget and Maintenance Fees for the upcoming year.
 - Nominating (Diana Hawley)
Diana is actively seeking nominations for the Board. Anyone interested in nominating someone should contact Diana by phone at 410-287-7596 or dianahawley@gmail.com
 - Pavilion Rentals (Sonny Hayes)
The pavilion is currently committed for the following dates in 2013:
6/22 6/28 6/29 7/4 7/6 7/13 7/19 7/26 8/9 8/10 8/17
8/23 8/24 8/25 9/9 9/10 9/28 10/12 10/26 12/14

- Road Maintenance (Sonny Hayes)
Road work was done this month, we completed road work on Bennett, Darrel, Arden, Racine and Rolling Ave. Expect to get to the remaining roads in Late June or early July. We received 2 truck loads of milling from the State HWY Dept/. I can be reached at 410-287-7588 if there are any problems or concerns.

Discussion:

Sonny should begin reporting specific repair locations from his log along with his generalized report. *(Sonny was informed about this after the meeting).*

- Roads / Drainage Improvement and Planning (John Murray)
To facilitate tonight's discussion here are some points that may help.

The order of priority established in 2012 is as follows:

Bennett and Rolling
Rolling (South)
Harbor, Rolling and Racine
Cliff View and Gull Circle
Mowbray and Rolling (East End)

Mason Lane was added to the top of the list. The Agreement for design services was sent by email earlier this month and should be authorized by the BOD this evening. Meetings have already been conducted with the County, MDE and the Corps.

Harbor, Rolling and Racine was pushed to the top of the list because of the erosion to Harbor Rd.

All other listed projects are in design.

Although we refer to Harbor, Rolling and Racine as only Harbor Rd, this project incorporates all of these, but has been separated out to keep it under 5,000 SF per disturbance. All improvements to the Harbor, Rolling and Racine Intersection will be done in the public ROW.

Discussion / clarification followed:

The drainage pipe which passes under Rolling Avenue is broken; consequently the run off from Racine discharges onto the Johns property. This pipe carries the run off from both Racine and a section of Rolling Avenue.

The opinion of the Board seems to be that the proposed work at the intersection of Harbor, Rolling and Racine will have the added effect of reducing water problems on the Johns property. By redirecting the run-off from the mentioned roadways, the runoff present on the Johns property will be from their property only and not the run-off from the community roadways.

Existing damage to the Harbor Road will be repaired at no additional cost by the contractor installing the pipe and replacing the existing collapsed pipe which passes under Rolling Avenue.

Our engineer and the contractor suggest that a catch basin be installed concurrently to convey run-off from the Johns property into the new pipe alongside of Harbor Road. If desired by the property owner, this work would be done their expense.

John Reber signed the contract with the contractor to proceed with this work.

- Tractor (Harry Seeley)

I purchased two sets of mower deck blades for the Kubota, and installed one set. I adjusted deck height. The mower seems to be cutting better with these changes.

I purchased two cooling fan belts and two transmission oil filters. I had to use Bob Beiderman's car lift to change the cooling belt on the Kubota, as the drive shaft was connected to the pulley and had to be disconnected for installation. Not a simple fix.

Also replaced a missing grease fitting on front caster wheel. Hammered out dents in front guard.

- Web page / e-mail (Gordon Hawley / John Reber)

Nothing to report.

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.)*

- Frank Conway reported that the American Engineering platt of northern Mason Lane has been recorded with the County in conjunction with the Court order. This platt shows the boundaries of Mason Lane and the property line locations of that section.

- The cost for this platt was borne by the Mason Lane litigants.

- Frank also reported that the Spalls have several trees which are dying and will be removed. The tree surgeon is filing for permits to remove the trees. Several trees will need to be removed to allow the required work on Mason Lane and Frank thought that perhaps the Association could get a better price by contracting to have them removed at the same time as the trees on the Spall property.

- Unfortunately for the Association, we are not ready to do any tree removal at this time due to the pending forest survey being done by Eric Sturm as part of the required survey prior to Mason Lane repairs.

Old Business

Annual Budget

New Annual Budgets for both the Civic Association and Community Maintenance were submitted and approved by the Board. They will be published in the July Newsletter.

Comcast Cable Service

Comcast has completed and tested their main cable lines, they are signing up customers! See the President's report for additional information.

Garage Roof Replacement

See the Beach report for an update on this 98% completed project.

Workman's Compensation Insurance for Volunteers

Workman's Compensation insurance has been purchased to cover our paid and volunteer workers when working on Community Projects.

Community Signs

Don Manges has been updating the community sign for some years and wants to retire. This position entails keeping the community sign up to date as to upcoming events, Board meetings, etc.

Anyone interested in taking over this position, please contact Don or any Board member!

New Business

BEACH AND HARBOR PARKING:

Our Beach and Harbor have apparently been discovered by people outside of the Community.

As a result we will resume enforcing the requirement that all vehicles using the Beach and Harbor areas display a CICA sticker or a Guest Pass under the threat of vehicle towing and/or trespassing charges being brought against the owners for repeated violations. Please note the signage at the entrance to the Beach Road stating this requirement – left side, entrance to the Beach Road and again on the brown sign part way down the hill.

The required stickers and Guest Passes can be obtained from Karen Dryden at 410-287-9598 – there is no charge for these.

Jim paraphrased a "Friendly Reminder" notice which he drafted which will be placed on vehicles found parked at the Beach without stickers.

Post meeting action:

Jim sent a copy of the "Friendly Reminder" notice to all Board members and has copied the notice with minor revisions. A log book has been created to record the license numbers of vehicles found in violation. Existing road signage may be updated to indicate this requirement. We will look into a towing service for enforcement.

Meeting adjourned: A motion was made to adjourn the meeting; all in favor. The meeting was adjourned at 9:08 p.m.

The next monthly Board meeting is scheduled for Tuesday, July 15, 2013, at 7:00 p.m.

Respectfully submitted,

Jim Carter, CICA Secretary