

**CICA Board of Directors' Meeting**  
**September 17, 2013**  
**7:00 p.m.**

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**Board members present:** Mike Beiter, Jim Carter, Phyllis Doyle, Ray Farnesi, Sonny Hayes, John Murch, John Murray, John Reber, Chris Shelton, Justin Thomas

**Board members absent:** Joan Ferrick, Troy Gunden

**Community members / guests present:** Bill & Karen Dryden, Brad Fager, Andrea Gilde, Kathi Moll, Don Smith

**President's report (Chris Shelton)**

I was stopped recently by a resident complaining of vehicles speeding through the neighborhood.

Residents are reminded that our speed limit is 15 mph on all of our roads. Please be mindful of the safety of the residents and the dust you create.

**Secretary's Report (Jim Carter)**

Diana e-mailed the draft minutes to the Board on August, 27, with a response deadline of three days. Final minutes were e-mailed to the Board on August 30, and were approved (10 yeas and 2 non-votes that counted as yeas) with minor requested changes incorporated.

The final minutes were posted on the web site on August 30, and on the beach and harbor bulletin boards on August 31.

Jim extends a huge thank you to Diana for taking, and preparing the minutes for the August meeting!

**Treasurer's Report (Justin Thomas / Andrea Gilde)**

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

Highlights include:

Income of \$ 95.04 from Community events, pavilion rental and clothing sales.

Expenses:       \$ 51.13 – electricity  
                  145.00 – grass cutting with non-CICA equipment  
                  203.70 – bath house keys and cleaning  
                  16.67 – printing and mailing  
                  73.88 – wages (grass cutting with CICA equipment)  
                  195.55 – payment on the Kubota mower

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

Highlights include:

Expenses:       \$ 20,743.50 – roads: ½ of Harbor& Rolling; Mason Lane Wetlands delineation Survey; Bennett & Rolling; Eric Sturm design fees.  
                  390.00 – grass cutting and mosquito spraying (3 treatments)

129.29 – wages – grass cutting  
29.70 – electricity

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

### **Committee Reports**

- Architectural Review (Bill Dryden)  
We approved the construction of a single family house for:  
  
49 Basin Drive  
Niemczewski Property  
  
This is on the large, 15 acre, parcel of land at the end of Basin Drive.
- Beach (Jim Carter)  
The Fall Beach Clean-Up day is scheduled for Saturday, October 12, starting at 8:30 a.m..  
  
I am in the process of compiling a list of jobs which we need to complete, please submit any maintenance projects which you may have!
- Bulletin Boards (Karen Dryden)  
Other than the posting of the August Board Meeting minutes on August 31, nothing to report.
- CICA Clothing  
We still have Anchors Aweigh 5K T-shirts available at the "clearance" price of \$5. – a great buy!
- Community Events (Pat Day / Sue Seeley)  
Our Annual Wine & Cheese date has been changed from the previously published date to December 8, 2013.  
Since the last meeting we had our Annual Meeting and Potluck dinner (9/25). Also a Summer social (9/23).  
  
Upcoming in October is the Chili Cook Off (10/5) and the Community Clean-Up (10/12).
- Fourth of July  
Nothing to report.  
  
Bill and Pat Day have retired from chairing this annual event, there may be two other volunteers willing to take over – watch for updates!
- General Maintenance / Erosion (Sonny Hayes)  
No major activity. If anyone is aware of any items needing attention, please let me know.  
  
Discussion:  
- Further trimming of Jacob's Nose will be undertaken in the early spring when the vegetation is dead and the ticks are not so heavily populated. Watch for a scheduled

date.

- Grass Mowing (Karen Dryden)

Nothing new to report.

Discussion followed:

- Sonny reported that Derek Smith has been recruited and trained as a new mower operator.
- Sonny will check on the diesel fuel supply for the upcoming winter / snow plowing season.

- Harbor (Jay Gilfillan)

No report.

- History (Pat Day)

Nothing to report.

- Legal (Bill Dryden)

1. CICA received a judgment on September 12, 2013 for past due maintenance fees on Barry Miller, P-09. The judgment is for \$1,130.00 which is thru 2012. The judgment accrues interest at the rate of 10%. The Court did not include the \$500.00 in attorney fees which should have been done. Our attorney is following up on that.

As soon as the judgment papers are received, a lien will be placed on the property.

2. On September 12, 2013, I signed the legal documents necessary to start the Legal Collection process on:

1. Ben Coco, N-01 & N-16
2. Loretta Foley, Jones property, N-12
3. Joan Russell, Q-17

If they do not respond soon, the Court dates should be before the end of the year.

- Library (Joan Ferrick)

All is going well with the library !

- Membership (Karen Dryden)

**2009 – 2011 MEMBERSHIPS:**

(6) - Lot owners have not responded or paid two years or more prior to 2012  
(Hill (2), Jewell, Lam, Miller, Shaw)

- (2) Liens placed against owner (Jewell & Lam)
- (2) In foreclosure (Hill (2))
- (1) Foreclosures took place – property being sold (Originally Wm. Shaw)
- (1) Court date was 9-12-13 (Miller) Judgment in our favor - waiting the official affidavit.

**2012 MEMBERSHIPS:**

(312) – Lot owners have paid their Maintenance Fees for 2012 to date.

(242) – Of those paid have joined the Association.

(11) – Lot owners have not responded or paid 2012 Fee.

(3) Foreclosures took place – payment not received to date (Originally

- Jewell, Shaw & Short properties)
- (2) In foreclosure (Hill (2 lots)
  - (1) Court date was 9-12-13 (Miller) Judgment in our favor – waiting For official affidavit.
  - (4) Turned over to R.V. Jones, Esq. for legal action (Coco (2), Foley/Jones & Russell)

**2013 MEMBERSHIPS:**

(294) – Lot owners have paid their Maintenance Fees for 2013 to date.  
Plus (4) Mason Lane owners

(220) – Of those paid have joined the Association.

- To date 91% of the lot owners have paid their Maintenance Fee
- As of April 1, 2013 6% interest started occurring.

- Newsletter

The deadline for submissions for the Fall newsletter are due on October 1.

Submissions should be sent to Andrea Gilde, [andreagilde@gmail.com](mailto:andreagilde@gmail.com), for this issue of the Newsletter.

Andrea will send 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 2013:

9/20 9/22 9/28 10/5 10/12 10/26 12/14

- Road Maintenance (Sonny Hayes)

I repaired the Harbor Road several times following heavy rains. I planned on doing some major road work following the Annual Meeting, but didn't get but just a few volunteers. A copy of the maintenance log is attached. I can be reached at 410-287-7588 if there are any problems or concerns.

Discussion followed:

- Since the Annual Meeting, Frank Keenan has volunteered to become the Bennett Road Captain – thank you!
- Now that the weather is cooling off, Sonny plans to get a few crews together for some roadwork – call Sonny to volunteer!

- Roads / Drainage Improvement and Planning (John Murray)

**Mason Lane**

Mason Lane is in Concept Design. The Concept Design Phase includes preliminary grading analysis and the preliminary design of major components i.e. retaining wall, erosion abatement, guide rail etc.

The MDE (Maryland Department of the Environment) official application for field review (Pre-application) will be completed this week and an official field meeting scheduled

within a month or two depending on MDE's schedule. This field meeting will be an official on-site approval of the Wetland Delineation (now flagged and completed). Upon MDE's approval we will arrange to have surveyed the Limit of Wetland Line to be included on the plans. American Engineering will be contracted to do the Survey.

Discussion followed:

Chris asked if this project was moving within a normal time frame. John replied that given the location of the project, and consequently the number of State and County agencies involved, the project was moving ahead at a normal pace.

### **Harbor, Rolling and Racine - HRR**

Construction has been delayed due to "Miss Utility" marking issues, namely Comcast has not marked their cable lines; once the underground cables are marked, construction will begin.

*Post meeting update:*

*Miss Utility has marked HRR and construction should begin next week, the immediate neighbors have been updated.*

### **Rolling and Bennett**

We are still waiting for a contract and construction date. Construction stakeout has been completed and John will review the work tomorrow (*Wednesday, 9/18/13*).

Construction on this project will begin immediately following completion of the Harbor, Rolling and Racine project.

*Post meeting update:*

*Construction staking for Rolling Bennett has been inspected and approved for payment. Miss Utility marking should be completed by Friday the 27th.*

### **Cliffview Gull Circle**

This intersection is in Preliminary Design.

- Town Watch (Brad Fager)  
Brad volunteered to head this committee at the Annual Meeting and has begun patrols.

Janet McKenna has provided him with magnetic signs for his vehicle.

*Post meeting action:*

*Brad resigned as Town Watch Committee Chair and returned the signs to John Reber.*

- Tractor (Harry Seeley)  
I reinstalled the grass deflector on the Kubota mower, which had fallen off because of broken bolts. I've checked all fluid levels on both the tractor and mower and everything is in good shape.
- Web page / e-mail (Gordon Hawley / John Reber)  
I made the changes to the contact information (to reflect the main e-mail address as [chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com)) and updated the Board listing. Other minor

changes were also made to reflect current information. Please let me know if anyone has additional changes to the content.

We are now using web hosting provided by the Chili Pepper web hosting server at a cost of \$120. per year.

**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.)*

**Mason Lane:**

Don Smith and Frank Conway plan to attend the October 15 Board meeting and request to be placed on the Agenda to discuss the status of the Mason Lane project. Request granted.

**Brad Fager:**

Brad requested a private meeting with President Chris Shelton. Chris refused a private meeting, stating that private meetings do not meet his standards of transparency for the Board. However, Chris offered that Brad be put on the agenda for the October meeting, Brad accepted Chris's offer. Discussion topic(s) are unknown at this time.

**Old Business**

**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! There may be community storage space available for the various sign materials if you do not have space in your home.

**Dead Tree near Bathhouse**

Sonny reported that there is a massive tree that appears to be dead that is leaning toward the bathhouse. This tree may be on State property. Sonny will follow-up. Since this is located on a critical area, if it is not on State property, we will need an arborist to verify that it is dead before we arrange for removal.

Discussion followed:

- Sonny has obtained a price of ~\$1500. for removal, or less, if the tree surgeon does not have to haul away the wood. Several residents have indicated they would like to have the wood and will cut and haul it themselves.
- Justin mentioned a website which displays aerial photos of Maryland with property boundary lines superimposed onto them, <http://www.mdmerlin.net/mapper.html>

**Growth on Route 272**

It was reported that the State will not trim the roadside grass on a regular basis; when the growth is excessive, we need to call the State.

## New Business

### **Current Liability Insurance Coverage:**

At the Annual Meeting several property owners expressed concern that CICA is underinsured for liability.

Bill Dryden contacted Harris Associates (our insurance agent) and asked for a quote for several different levels of increased coverage.

A motion was made, seconded and approved unanimously by the Board to increase our Liability Insurance coverage to \$ 2,000,000. , \$3,000,000. aggregate. The cost of this additional coverage will be \$104. through the end of our policy year. This cost will be split 50/50 between the CICA and Community Maintenance budgets.

#### *Post Meeting Action:*

*Bill Dryden contacted Harris Associates and advised them to add the additional \$1,000,000.00 to the liability on our existing policy. Mr. Harris will proceed with the addition.*

*Bill also advised him that we would like to do some shopping for lower rates when our present policy expires. He will be happy to do so.*

### **Interest in forming a committee to explore changes to the By-laws?**

The existing By-laws of CICA, which established a mandatory Maintenance Fee to be paid by all property owners, are the result of an intense effort in 2005 and were adopted by Court order.

Changes to the By-laws would be expensive due to legal fees and probable multiple Certified mailings to the property owners for the purpose of voting. This is not to say that the task could not be accomplished, however, the cost of any changes is estimated to approach \$10,000.

Brad Fager volunteered to sit on such a committee, however, no Board member or officer stepped forward to join or head the Committee.

No motions were made, or votes taken, concerning this matter.

Is anyone else interested?

**Meeting adjourned:** A motion was made to adjourn the meeting; all in favor. The meeting was adjourned at 8:36 p.m.

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

Respectfully submitted,

Jim Carter, CICA Secretary