

**CICA Board of Directors' Meeting**  
**July 15, 2014**  
**7:05 p.m.**

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**Board members present:** Mike Beiter, Jim Carter, Phyllis Doyle, Ray Farnesi, Joan Ferrick, Andrea Gilde, Sonny Hayes, Chris Shelton, Justin Thomas

**Board members absent:** John Murch, John Murray, John Reber

**Community members / guests present:** Len Ardieta, Ed Campbell, Susan Clare, Frank Conway, Charlotte & Chester Hallett, Diana Hawley, Don Smith

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

The Isle seems to be settling in for summer. The ATV and golf cart situation seems to have settled down into a more respectable level.

Late last Sunday night I was awakened by "ordinance sized" fireworks being set off at the Beach. I found two young, non-resident men driving a vehicle with Pennsylvania tags. I escorted them off of the property.

Sonny is recovering from his surgery and is beginning to do some road maintenance, he still not able to do much in the way of heavy work and needs help with the roads – please call Sonny to volunteer!

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

Jim e-mailed the draft minutes to the Board on June 29, with a response deadline of three days. Final minutes were e-mailed to the Board on July 1, and were approved (11 yeas, 1 non-votes which counted as a yeas,) with minor requested changes incorporated.

The final minutes were posted on the web site and harbor bulletin board on July 1, and on the beach bulletin Board on July 2.

**Treasurer's Report (Justin Thomas)**

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

Income:

    \$    20.00 – Boat Storage  
          73.00 - Donation  
          10.00 – Keys  
          90.00 – Membership  
          72.50 – Moorings – 1 mooring, 1 late fee, ½ pick-up fee  
          365.00 – Mowing

Expenses:

    \$    440.46 – Community events – Annual dinner, bingo, Ladies Brunch, Christmas  
          34.64 – Electricity  
          254.18 – General Maintenance – mowing

37.03 – Mooring services  
393.88 – Pavilion – bath house keys  
406.09 – Wages  
765.02 – 4<sup>th</sup> of July  
69.87 – Miscellaneous – post office box, folders  
195.55 – Kubota mower payment – 28 payments remain

Justin presented and reviewed the June Community Maintenance Monthly Treasurer's Report.

Expenses:

\$ 31.56 – Electricity  
356.88 - General Maintenance – grass cutting  
943.06 – Harbor – fishing dock repair material  
1140.50 – Legal – Maintenance fee collections  
1800.00 – Roads – Mason Lane permitting fee; culvert clean out  
133.77 – Wages  
10900.00 – Beach Erosion repair / stabilization

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

### Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)  
We still have 2014 T-shirts available for \$15. – see Andrea Gilde for your shirt!
- Architectural Review (Bill Dryden)  
Nothing to report since the last Board meeting.
- Beach (Jim Carter)  
The door knob and latch mechanism has been replaced on the bath house Ladies Room. The knob's internal locking mechanism has been disabled. Please use the slide bolt to lock the door while inside.

Residents and property owners are reminded: In order to park legally at the Beach or the Harbor, your **vehicle must display** either a CICA sticker (in plain sight from outside of the vehicle, need not be attached to the vehicle); or a CICA Guest Pass (front dashboard). Repeat offenders may be subject to towing and / or trespass charges.

Any residents or property owners who need stickers for their vehicles can obtain them at no charge from Karen Dryden.

Please park in the parking area rather than on the grass.

Dogs are not permitted at the beach; your dog is welcome at the harbor area.

Shuffleboard and bath house keys are still available – if you purchased a key and have not received it, or would like to purchase keys; please contact Karen Dryden.

Contact Jim at: [jtcarterphoto@comcast.net](mailto:jtcarterphoto@comcast.net)

- **Beach Erosion (Don Manges)**

Nothing new to report.

Discussion:

CICA has paid the invoice for this project - \$ 10,900., considerably under the budgeted amount of \$ 21,000. Many thanks to Don for his efforts in pursuing a bid from a contractor who did not submit a bid last year! Once we actually had funds budgeted he was interested in bidding and won the contract.

- **Bulletin Boards (Karen Dryden)**

The June Board Meeting minutes were posted on July 1 and 2; no other activity for the month.

**Reminder:** Classified and for sale ads will remain posted for three months and then be removed.

- **CICA Clothing**

CICA no longer has any clothing stocks and as of this meeting the Committee will be disbanded.

- **Community Events (Pat Day / Sue Seeley)**

We have an ice cream social / bingo coming up on the 18th, and a Summer Night Social on the 25th of July.

As usual we invite any members who are interested in helping out with upcoming events to contact Pat Day (9432) or Sue Seeley (0025). We **NEED** volunteers and appreciate the help and ideas!

- **Fourth of July (Diana Hawley & Andrea Gilde)**

Thanks to all of the community members who contributed much time and talent toward another successful event. Chairpersons for each area are listed in the July newsletter.

Special thank yous also are extended to the many community members, crafters, and local business owners who donated very generously to the Silent Auction, including the following:

Beiler-Campbell Realtors & Appraisers (Ed Campbell), Captain Chris' Crab Shack (Chris Shelton), Central Air Duct Cleaning (Mike Beiter), Herr's (Troy and Laura Gunden), Saffron Creek (Meredith Leopold), UnWined (Kent and Denise Methven), BodyForce Training Facility, Kathy's Corner Shop, KIDS First Swim School, Longwood Gardens, Milburn Stone Theater, Plum Creek Market, Silver Buckle/Silver and Sassy Turkey Point Vineyard.

Please take special note of this listing and thank them by patronizing their various businesses! A listing of these will also be on the Chesapeake Isle web site and Facebook page, in addition to the July newsletter.

Finally, we raised more than the amount projected (we have netted a profit of approximately \$1,245). This includes all expenses submitted to date and also includes

the purchase of various supplies that will be used for other events and for next year's Fourth of July.

- General Maintenance / Erosion (Sonny Hayes)

Elk Neck State Park removed the dead tree from the Beach area – our bath house is now Safe! Please let me know of any other issues that need attention.

- Grass Mowing (Karen Dryden)

OPEN LOTS:

(38) CICA Seasonal Contracts (representing 41 lots) were sent out March 6, 2014  
(Balance of lots are being maintained by owners or are not cuttable).

(31) Contracts and payments received for CICA Seasonal Mowing to date.

(3) Invoices sent for lots cut who had not paid the seasonal rate

\*MOWING COMMENCED IN LATE APRIL

- Harbor (Bill Dryden, Interim Harbormaster)

All fishing activities should now return to the fishing dock in order to not create a safety hazard for our boaters.

The harbor crew is aging – we need some younger volunteers to help with this important task! AND, we need a permanent harbor master!

Check the July Newsletter for an article on the Harbor.

- History (Pat Day)

No activity for the month.

- Legal (Bill Dryden)

Nothing to report since the last Board meeting.

Andrea reported there is a foreclosure hearing scheduled for July 16, 2014, on the Miller property. She is planning to attend this proceeding.

*Post meeting note: The foreclosure on the Miller property is complete and the property is in the hands of PNC Bank, we will attempt to collect payment of past due Maintenance Fees owed from PNC.*

- Library (Joan Ferrick)

The books come in - the books go out! Saturday morning library volunteers have been assigned their dates for the season. Total coverage, thanks to our great community of volunteers!

- Membership (Karen Dryden)

**2009 – 2011 MEMBERSHIPS:**

(4) - Lot owners have not responded or paid two years or more prior to 2012

(Hill (2)\*, Lam, Miller)

\*Property has gone to foreclosure – lien may be wiped out

- (2) Liens placed against owner (Lam & Miller)
- (2) In foreclosure (Hill [2 Lots])

**2012 MEMBERSHIPS:**

**(318)** – Lot owners have paid their Maintenance Fees for 2012 to date (98.452%)

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

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

(3) Lien placed against (Foley/Jones, Lam & Miller)

(2) In foreclosure - Hill (2) lots

**2013 MEMBERSHIPS:**

**(315)** – Lot owners have paid their Maintenance Fees for 2013 to date (97.52%)

Plus (4) Mason Lane owners

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

(3) – Quinn owes balance on legal fees for cancelled court case.

**2014 MEMBERSHIPS:**

(294) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (91.02%)

Plus (5) Mason Lane Owners

Plus (2) Partial payment

(210) – Of those paid have joined the Association

**\* PAYMENTS WERE DUE ON FEBRUARY 15, 2014**

**\* (17) LOT OWNERS WERE SENT 3RD NOTICES ON JUNE 6, 2014 (TO INCLUDE 6% INTEREST)**

**\*\*\*BATH HOUSE & SHUFFLE BOARD KEYS HAVE BEEN DISTRIBUTED. ADDITIONAL KEYS ARE AVAILABLE – contact Karen Dryden if you would like to purchase a key.**

- Newsletter

The next Newsletter will be going to the printer this Friday, 7/18/14.

The proposed, and Board approved, 2014-2015 Budget is in this issue.

- Nominating (Sonny Hayes)

Sonny has obtained three nominees, and one returning Board member to fill the vacancies on our Board. Check the Newsletter for their biographies.

New Nominees: Tom Grieco, Tiffany Murch and Cindy Mystysyn

Returning: Jim Carter (current Secretary and Beach Chairman)

Nominations are still open. If you are interested in running for the Board, please contact Sonny or any Board member!

- Pavilion Rentals (Sonny Hayes)

The pavilion is currently committed for **Community** and private events on the below dates for 2014:

**7/18 7/25 7/26 7/27 8/8 8/9 8/16 8/22 8/24 8/30 8/31**  
**9/6 9/27 10/11 10/25 12/13**

- Road Maintenance (Sonny Hayes)

I have millings and have started working on some of the worst areas.

The roads are still in bad condition and we will work on them now that the millings have been delivered (we have two truck loads). I can be reached at 410-287-7588 if there are any problems or concerns.

There was some work done this week on Rolling and Mobray. Sonny needs help – call him to volunteer a bit of your time! He will usually work around your schedule!

**Note:** The road maintenance crew needs your help! Please contact Chris or Sonny to volunteer or be trained as a tractor driver – free training!

- Roads / Drainage Improvement and Planning (John Murray)

It was announced at this time that questions and concerns specifically pertaining to Mason Lane would be entertained in Executive Session immediately following this scheduled meeting.

**Mason Lane**

We are now waiting for a reply from MDE regarding the Mason Lane Submission before proceeding to construction documents and bidding.

**The Next Conversation - Paving the Roads**

Andrea Gilde, Diana Hawley, and I have developed a public opinion poll that will be disseminated next week to the community, to be followed by a phone campaign for those who have not responded.

Comments:

The difference between the last time this was proposed and present is that we now have several hundred thousand dollars invested in our drainage infrastructure, paving the roads will help protect that infrastructure.

Watch for your survey!

- Tractor (vacant)

The position of Tractor Committee chairman is vacant. In the event we cannot find a new chairman, we will need to contract for professional maintenance for the tractor and mower.

Our tractor is aging; the Kubota mower is running great with approximately 400 operating hours on its diesel engine (life expectancy is measured in thousands of hours). Aside from routine maintenance, the mower is problem free.

- Web page / e-mail (Diana Hawley)

Routine updates continue to be performed. Please report any additional web site revisions to Diana Hawley. [chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com)

**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.)*

1) Several Board members have received multiple complaints regarding the behavior of some users of the Beach area this summer. These complaints are consistently similar in nature – a few of our residents are using the Beach area for bouts of heavy daytime drinking accompanied by loud, foul language. The Beach is intended to maintain a relatively quiet, *family oriented* atmosphere to be shared and enjoyed by all. Please be respectful of the other residents and their impressionable children.

The Board has no law enforcement authority. In the event that a few courteous words to the offenders do not solve the problem, residents are advised to call the police to report public drunkenness and / or disorderly conduct.

2) The police have been called on at least one occasion to report children driving golf carts and ATV's on our roads and Route 272. Obviously, unlicensed children are not permitted to drive on our, or public roads.

3) Users of the fire pit at the Beach are asked to not leave the area until your fire has burned down to coals. A resident reported finding an unattended "full blown" fire when arriving at the beach one evening after dark. Please stay with your fire at least until it has burned down to coals and is entirely contained within the fire pit. This is a recurring seasonal issue.

4) Residents are reminded that dogs are NOT permitted at the Beach; signage is posted on the Beach road indicating this long-standing restriction. Your dog is welcome to swim at the Harbor area.

5) Residents and property owners are reminded that in order to park at either the Beach or Harbor areas, your vehicle is required to display a CICA sticker clearly visible from outside of the vehicle, or a Guest Pass displayed on the dashboard. These areas are both posted as tow away zones for unauthorized vehicles. If you need stickers for any of your vehicles, contact Karen Dryden.

Property owners and residents are reminded that all Board meetings are open meetings and visitors are always welcome.

### **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! Community storage space is available for the various sign materials if you do not have space in your home.

#### **Budget Committee**

The CICA and Community Maintenance Budgets were approved by the Board at the May Board meeting and will be published in the July Newsletter.

### **New Business**

No new business was presented.

**Announcement of next Board Meeting:**

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, August 19, 2014, at 7:00 p.m. at the Pavilion.

**Meeting adjourned:** A motion was made and seconded to adjourn the meeting; all in favor. The meeting was adjourned at 8:01 pm. Executive Session followed with the Board plus interested parties concerning the Mason Lane project.

Respectfully submitted,

Jim Carter, CICA Secretary