

CICA Board of Directors' Meeting
August 19, 2014
7:00 p.m.

Board members present: Mike Beiter, Phyllis Doyle, Ray Farnesi, Joan Ferrick, Andrea Gilde, Sonny Hayes, John Murray, John Reber, Justin Thomas

Board members absent: Jim Carter, Chris Shelton, John Murch

Community members / guests present: Bill and Karen Dryden, Regan Michaud, Bill Wood, Frank Conway

President's report (Phyllis Doyle for Chris Shelton)

Meeting was called to order at 7:03 pm

Welcome

The president's report included "thanks" to those who arranged the Friday Night Social Toga Party, and to those that performed essential road maintenance work.

New business items for this meeting will include:

1. Use of the Chesapeake Isle email list for private events
2. Grass height violations
3. Officers for upcoming board year

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on July 18, with a response deadline of three days. Final minutes were e-mailed to the Board on July 22, and were approved (11 yeas, 1 abstention due to absence) with minor requested changes incorporated.

The final minutes were posted on the web site, and on the Beach and Harbor bulletin boards on July 23.

Treasurer's Report (Justin Thomas)

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

Income:

\$ 40.00 – Boat Storage
\$ 31.00 -- Donation
7.00 – Keys
45.00– Membership
\$3346.00 – 4th of July

Expenses:

40.59 – Electricity
1454.00 -- insurance
25.00 – web page
1132.05 – 4th of July
195.55 – Kubota mower payment – 27 payments remain

It was noted that many of the 4th of July expenses are paid out in June, which is part of the previous fiscal year.

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

Expenses:

- \$ 156.30 – sand for beach
- \$ 31.16 – Electricity
- \$ 102.64 – printing of the July newsletter
- \$ 250.00 – roads maintenance, delivery of millings

A motion was made and seconded to approve the Treasurer's reports for July. 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)
Construction approvals since the last meeting:
 1. Lori Bell – Lot: M-08
200 Rolling Avenue
8' x 8' open porch over her rear door.
 2. Chris & Donna Pierson – Lot: F-12
127 Cliffview Drive
12' x 23'8" Sun room to be constructed on one of their existing rear decks.
- Beach (Jim Carter)
 1. One of the swim floats broke loose on August 12. Gary Gilde was out kayaking and saw it floating away and rescued it, brought it back to the beach area where he and some able-bodied beachgoers dragged it onto the beach and flipped it. Jim Abel helped with the tractor as well. As we are approaching the end of the beach season, it is unlikely that it will be re-attached in the swim area
 2. 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.
 3. Please park in the parking area rather than on the grass.
 4. Dogs are not permitted at the beach; your dog is welcome at the harbor area.
 5. 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

- **Beach Erosion (Don Manges)**
Nothing new to report.
- **Bulletin Boards (Karen Dryden)**
The July Board Meeting minutes were posted on July 23; no other activity for the month.

Reminder: Classified and for sale ads will remain posted for three months and then be removed.
- **Community Events (Pat Day / Sue Seeley)**
We NEED volunteers and appreciate the help and ideas!
- **Fourth of July (Diana Hawley & Andrea Gilde)**
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 remained after the events and will be used for other events and for next year's Fourth of July.
- **General Maintenance / Erosion (Sonny Hayes)**
A flat tire occurred during mowing. It was repaired at a cost of \$23.00. Thanks to Regan Michaud for his assistance. 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 able to be cut with our equipment).

(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. The mild summer weather has meant LOTS of grass cutting!
- **Harbor (Bill Dryden, Interim Harbormaster)**
The last repair of the Winter Damage has been completed to the Fishing Dock by Bob Biedermann, Bill Day and Don Manges.

I hope we fare better this winter.

The harbor crew is aging – we need some younger volunteers to help with this important task! AND, we need a permanent harbor master!
- **History (Pat Day)**
No activity for the month.

- Legal (Bill Dryden)

The following owners' were sent their final reminder on overdue Maintenance Fees on August 4, 2014.

1. Ben & Nina Coco; Lots: N-02 & N-16; Due: \$633.36
2. Anthony J. Rizzo, III; Lot: C-33; Due: \$659.49
3. Richard & Donna Hinkle; Lots: M-03 & M-09; Due: \$639.60
4. Alex & Marlene Szep; Lots: G-02 & G-03; Due: \$639.60
5. Kathy Quinn; Lots: P-26, P27, P-28; Due: \$1,288.04
6. Zamas Lam; Lot: E-19; Due: \$659.49

All are given until September 15, 2014 to pay the overdue amounts before we begin the legal collection process.

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! Our volunteers are wonderful! Activity at the library is proceeding as normal.

- 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:

(316) – Lot owners have paid their Maintenance Fees for 2013 to date (97.83%)

Plus (4) Mason Lane owners

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

- (3) – Quinn owes balance on legal fees for cancelled court case.
(1) – Miller – went to foreclosure (no results as of yet)
(2) – Hill – in foreclosure

2014 MEMBERSHIPS:

(295) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (91.33%)
Plus (5) Mason Lane Owners

Plus (4) Partial payment
(210) – Of those paid have joined the Association

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

*** (11) LOT OWNERS WERE SENT LETTER FROM THE LEGAL COMMITTEE ON AUGUST 4, 2014 (TO INCLUDE 6% INTEREST)**

*****ADDITIONAL BATH HOUSE & SHUFFLE BOARD KEYS ARE AVAILABLE**

- Newsletter

The July newsletter went out on time to keep us in compliance with the requirement to send the proposed budgets out within 30 days of the annual meeting. Thanks to Susan Clare for getting the paper deliveries done via tube drop and US Mail.

The next newsletter goes out in October, with the deadline of October 1

- Nominating (Sonny Hayes)

New Nominees: Tom Grieco, Tiffany Murch and Cindy Mystysyn

Returning: Jim Carter (current Secretary and Beach Chairman)

Elections will be held at the Annual Meeting.

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:

8/22 8/24 8/30 8/31 9/6 9/27 10/11 10/25 12/13

- Road Maintenance (Sonny Hayes)

The road crew continues to fill potholes and perform essential maintenance. There was a pretty good turnout for a work session several weeks ago.

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)

Mason Lane

Awaiting response from MDE regarding permits for Mason Lane

Outline of the 2014 Annual Meeting Report

In February 2012 the Road Improvement Committee identified eight project areas in need of significant improvement to the existing road infrastructure. In October of that year by Court Order, Mason Lane was added to the list and subsequently divided into four additional project areas.

With the Budget that has been presented it is our anticipation that these twelve project areas will be completed by the end of FY 2015 at a cost to the community of almost

\$400,000. A substantial improvement that represents a lot of money and a lot of hard work by volunteers; but our work is not done.

Unfortunately, roads that were improved as recent as 2013 are again in need of substantial repair because the gravel surface treatment we are using is unsustainable, given our limited and dwindling volunteer base and limited and aging equipment. It is time for the Next Conversation

The Next Conversation Paving the Roads

Over the next several months we will be conducting a community opinion survey regarding the feasibility of paving the roads. A draft of the survey was distributed to all those present. This survey will be mentioned at the Annual Meeting. If the survey shows that there is enough property owner interest in paving the roads, an exploratory committee will be formed to investigate this possibility.

Potential road paving scenarios and barriers were discussed. It was noted that this discussion was premature as there is no defined interest or budget at this time.

- **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.
- **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

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.)*

There were no "Community Member Issues" raised.

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

Old Business

Community Signs

Ed Campbell had expressed an interest in serving as the Community Sign volunteer. At this time he is unable to do so.

Budget Committee

The CICA and Community Maintenance Budgets were approved by the Board at the May Board meeting and were published in the July Newsletter. These budgets will be voted upon by property owners at the Annual Meeting on August 24, 2014.

New Business

1. The managers of the Chesapeake Isle email lists and Facebook page receive multiple requests to post and/or send Hot Topic emails for non-CICA/Chesapeake Isle events. These requests are refused. The Chesapeake Isle email lists are only used for those events that are sponsored by CICA or held by Chesapeake Isle. We will not send invitation notices or post about private events even if those notices are inclusive of all community members. Private events include those that are held at the CICA pavilion by community members, even if all community members are welcome to attend. We will only send out such notices if the event is being presented by CICA/Community Maintenance such as a social event or annual meeting. Chesapeake Isle does not endorse or support political candidates. Chesapeake Isle and CICA also do not place flyers in the CICA tubes unless it is a Chesapeake Isle sponsored event. The use of these tubes is difficult to control and others have placed advertising and/or invitations in the tubes.
2. Several community properties have continually violated the restrictive covenant regarding maintaining the height of their grass at 6" or less. Those property owners will be sent letters with the possibility of further action if the situation is not remedied.
3. Please attend the annual meeting

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, September 16, 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 8:30 pm.

Respectfully submitted,

Andrea Gilde for Jim Carter, CICA Secretary