

CICA Board of Directors' Meeting
September 16, 2014
7:00 p.m.

Board members present: Mike Beiter, Jim Carter, Ray Farnesi, Tom Grieco, Sonny Hayes, Tiffany Murch, John Murray, Cindy Mistysyn, John Reber, Chris Shelton, Justin Thomas

Board members absent: Phyllis Doyle

Community members / guests present: Ed Campbell, Pat Day, Karen & Bill Dryden, Andrea Gilde, Kurt Lichtenstein, Don Manges, Tom Mistysyn, Bethia & Charlie Nier, Don Smith

President's report (Chris Shelton)

As the first order of business the Board unanimously elected their new officers for the year:

President – Chris Shelton

Vice President – Ray Farnesi

Treasurer – John Reber

Secretary – Jim Carter

Chris thanked the outgoing Board members for their service; Andrea Gilde, Joan Ferrick and John Murch.

Chris reported that within the last ten days he has received complaints from four different residents concerning speeding in the neighborhood. All four complaints involve the same household. A letter will be sent via Certified Mail to this resident. Andrea read the text of the letter to the Board; the Board agreed that it was appropriate and approved it to be sent.

Residents are reminded that the speed limit on all neighborhood roads is 15 mph; this low speed limit is in place for safety and to keep dust to a minimum thus preserving our rather fragile roads.

Secretary's Report (Jim Carter)

Andrea Gilde e-mailed the August draft minutes to the Board on September 2. Final minutes were e-mailed to the Board on September 4, and were approved (8 yeas, 4 non-votes which counted as yeas) with minor requested changes incorporated.

The final minutes were posted on the web site and on the Beach and Harbor bulletin boards shortly thereafter.

Jim thanked Andrea for filling in as Secretary while he was out of town.

Treasurer's Report (Justin Thomas)

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

Income:

 \$ 7.00 – Keys
 60.00 – Membership
 400.00 - Mowing – back payment, Coco

Expenses:

\$ 4.65 - Social
45.22 - Electricity
338.21 – General Maintenance – bath house cleaning, grass mowing
(727.00)- Insurance – fund transfer from Community Maintenance*
39.94 – 4th of July
195.55 – Kubota mower payment (26 payments remain)

* NOTE: Our insurance premium payment of \$1454.00 was made via one check written on the CICA checking account in July and accounted for in the July's Treasurer's report. However, our insurance costs are split between CICA and Community Maintenance funds, therefore, the CICA account was reimbursed \$ 727.00 (half of the premium) from Community Maintenance funds in August; it is this transfer of funds which is shown in the August report.

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

Expenses:

\$ 31.12 – Electricity
560.00 - General Maintenance – grass cutting & mosquito spraying
727.00 – Insurance (transfer to CICA account; see NOTE above)
41.86 – Legal – Certified Mail

A motion was made and seconded to approve the Treasurer's reports for August. 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)
One of our swim platforms broke loose from its mooring and was retrieved by Gary Gilde, thanks for the good catch!

The framing on this platform was found to be in very poor condition and will need to be rebuilt either later this fall or early next spring.

FALL CLEAN UP DAY is October 11, starting at 8:30 – gather at the Pavilion for coffee and snacks!

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 would like to purchase keys; please contact Karen Dryden.

Contact Jim at: jtcarterphoto@comcast.net

- **Beach Erosion (Don Manges)**
The tree which fell at the Beach during a recent storm missed all of our new plantings!
- **Bulletin Boards (Karen Dryden)**
The August Board Meeting minutes were posted; 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)**
Successful Annual meeting, meat ball sandwiches were the main course. The Frank Sinatra cocktail social was a great hit, most people dressed up. Good music and food.

Upcoming is the Chili Cookoff and Hoedown on the 27th of September.

Jim reported for Polly (Chili Contest Chairperson): The contestant list is very short this year since many of our past contestants are out of town or otherwise occupied. She will open the competition to "all comers" regardless of gender. Watch for a "Hot Topic"!

Ladies, this is your chance, go for it!

We NEED volunteers and appreciate the help and ideas!

- **Fourth of July (Diana Hawley & Andrea Gilde)**
Nothing new to report since the last Board meeting.
- **General Maintenance / Erosion (Sonny Hayes)**
We lost a tree on the right side of the Beach area during a storm on 9/2. I had Bob The Tree Guy remove the downed tree at a cost of \$935. This tree was removed professionally due to its partially submerged location and size.

Please let me know of any other issues that need attention.

- **Grass Mowing (Karen Dryden)**
Nothing new to report since the last Board Meeting.
- **Harbor (Bill Dryden, Interim Harbormaster)**
We will start to pull unused moorings in October so that we are ready for the final pull and delivery on November 1, 2014.

As a reminder, Fall Clean-up is on October 11, 2014.

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

Comment: This year we only put in about 50 moorings and of those only about 20 were actually used on a full time basis. Some others were used on a part-time or weekend basis. This decrease is attributed to the high cost of boat fuel.

- History (Pat Day)

The History Committee has determined that we are retaining some records which should be discarded or stored in another format.

Many documents, records, survey maps, road studies and the like are currently stored in the pavilion and we are running out of space.

The consensus of the Board is that many or most of these documents should be preserved in one form or another and in multiple locations. The pavilion is most probably not an ideal location. Suggestions include: preserving in their current state, scanning and storing electronically, and some sorting and discarding of unimportant items. There is the possibility that some of these documents should be moved to a safe deposit box and perhaps we will need to get a larger safe deposit box.

Chris deals with a business with large format scanning capabilities for maps and drawings which are a major consumer of space.

Pat Day and Karen Dryden have agreed to handle the initial sorting. Andrea Gilde will assist with scanning and cloud storage.

The Board extends their thanks to all of those involved in this important project!

- Legal (Bill Dryden)

We have five of the six owners' that have not responded to the final letter on past due Maintenance Fees:

1. Rizzo – C-33
2. Hinkle – M-02 & M-03
3. Szep – G-02 & G-03
4. Quinn – P-26, P-27 & P-28
5. Lam – E-19

I will advise our attorney on September 17, 2014 to begin the legal collection action.

- 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:

- (317) – Lot owners have paid their Maintenance Fees for 2013 to date (98.14%)
- 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 on 7-16-14 - PNC Bank has acquired the property- Will be put up for sale in the future w/Partners Realty LLC.
 - (2) – Hill – in foreclosure

2014 MEMBERSHIPS:

- (298) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (92.26%)
- Plus (5) Mason Lane Owners
- Plus (4) Partial payments
- (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 FOR UNPAID MAINTENANCE FEES FOR TWO OR MORE YEARS & OWNERS WITH TWO LOTS (TO INCLUDE 6% INTEREST). (3) LOT OWNERS HAVE RESPONDED WITH PAYMENT.**

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

INVOICES FOR 2015 COMMUNITY MAINTENANCE FEES WILL BE MAILED IN NOVEMBER - \$ 467.47

- Newsletter
The next newsletter goes out in October, with the deadline of October 1
- Nominating (Sonny Hayes)
- Pavilion Rentals (Sonny Hayes)
The pavilion is currently committed for **Community** and private events on the below dates for 2014:
9/27 10/11 10/25 12/13
- Road Maintenance (Sonny Hayes)
I planned on doing some road maintenance on Saturday 9/13, but the tractor once again had a flat front right tire. I will get the tire repaired and work on the south end of

Rolling Ave once the tractor is operational. I can be reached at 410-287-7588 if there are any problems or concerns.

The tractor tire has been repaired – the valve stem was damaged and leaking.

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.

The Board was sent by email a Proposal for Design Services prepared by Eric Sturm. This is to advance the work for this project. Because of the changing nature of the Scope and the Value Engineering necessary prior to the MDE submission, some of this work has already been accomplished and has been invoiced. I ask the BOD to approve this proposal so that we can pay the invoice and proceed as scheduled. Funds have been approved and are available for this purpose.

A motion was made, seconded and unanimously approved. Chris signed the contract.

Rolling Ave. South East

This is a new project area that has been brought to my attention by Don Manges. Essentially the water from the intersection of Mowbray and Rolling south to his property is washing down his driveway. This is the result of run off from the gravel roads clogging the swales and pipes that are intended to drain the water beyond his property further south, and ultimately across either the Thomas property or the property to the immediate north of it.

Relatively speaking this should be a simple repair and not require engineering services. Nonetheless we estimate the cost to be \$6,000 to \$7,000 for grading and pipe replacement and fine grading and seeding. This adds a 13th project to our list of 12 project areas and needs to be prioritized by the board. In addition to construction costs a drainage easement needs to be investigated for either of the aforementioned properties.

This item was tabled until next month pending the investigation of existing drainage easements.

Paving Survey

In response to comments at the last Board Meeting as well as the Annual Meeting we have revised the public opinion survey and sent a copy by email to the board for further review and comment.

Discussion followed:

- Primary reasons to oppose will be: 1) Resident does not understand the concept or, 2) cost.
- Don Manges pointed out that the price of asphalt is set on a monthly basis by the State of Maryland. The price is currently ~50% higher than in 2009 when this was last proposed. The current cost estimate is for a 2" base coat and a 1" top (wear) coat.

- As a “selling point”, after paving, the yearly Maintenance Fees should drop due to a marked decrease in required maintenance. The Roads budget accounts for nearly 60% of our Maintenance Fees and expenditures. Life expectancy of new paving is 15 to 20 years due to our comparatively light amount of traffic.
 - Property values should rise as a result of having paved roads. Numerous real estate agents living in the Isle have reported that many potential buyers have found homes in the Community which they like but are put off by our roads and the sales fall through.
 - Before any votes are taken a financing arrangement will be negotiated with a lender.
 - Speed bumps or chatter strips will most probably need to be incorporated into the paving construction.
 - The web based “Survey Monkey” will probably be used for distribution of the survey. Tiffany Murch, Andrea Gilde and John Murray will be working toward getting the survey posted.
- 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.)*

Kurt Lichtenstein requested the Board’s permission to build a shed closer to his property lines than permitted by the Restrictive Covenants .

The Chesapeake Isle Restrictive Covenants, as recorded in all of our deeds, require a 12-1/2’ setback and Cecil County requires a setback of 10’. Kurt was requesting permission to build closer than either of these requirements.

The Board has no authority to grant permission to violate the Restrictive Covenants or Cecil county setback requirements. Therefore, no action was taken by the Board.

Kurt was advised that construction of the shed as proposed could result in action being taken by his neighbors or the County requiring him to move or remove the shed at his expense.

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

Old Business

No old business was presented.

New Business

Pat Day reports that we have a Santa’s helper to deliver Christmas cards.

However, due to a hard drive crash we have lost SANTA's phone number and e-mail address, if you know SANTA's phone number or e-mail, please contact Pat Day and let her know how to contact him!

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, October 21, 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 8:58 pm.

Respectfully submitted,

Jim Carter, CICA Secretary