

**CICA Board of Directors' Meeting**  
**November 18, 2014**  
**7:08 p.m.**

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**Board members present:** Jim Carter, Phyllis Doyle, Tom Grieco, Sonny Hayes, Tiffany Murch, John Murray, John Reber, Chris Shelton

**Board members absent:** Mike Beiter, Ray Farnesi, Cindy Mistysyn, Justin Thomas

**Community members / guests present:** Frank Conway, Karen & Bill Dryden, Brad Fager, Andrea Gilde, Alex Szep

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

Chris reported that:

- Driving above the posted 15 mph speed limit remains an issue in the community. Since the last board meeting several certified letters have been sent out to repeat offenders, and one certified letter was received in return. The letter is available in the document archive. We will continue to work on enforcement and ways to reduce speeding in the community.
- The snow plow crew is in place if needed. Plowers include: Chris Shelton, Gary Gilde, and Jim Abel. As needed, others will be rotated in. Additional tractor keys will be cut.

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

Jim e-mailed the draft minutes to the Board on October 30 with a response deadline of November 2. Final minutes were e-mailed to the Board on November 2, and were approved (10 yeas, 1 non-vote which counted as a yea, and 1 abstention due to absence) with minor requested changes incorporated.

The final minutes were posted on the web site on November 3, and on the Beach and Harbor bulletin boards on November 4.

A motion was made and seconded to approve the Secretary's report for October. All in favor.

**Treasurer's Report (John Reber)**

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

Income:

    \$ 598.56 – unclassified as of this report

Expenses:

    \$ 292.71 – Halloween party and Chili Contest  
      36.17 - Electricity  
      46.61 – Mowing  
    634.70 – Quickbooks annual fee and tax preparation (need transfer ½ to CM)  
    195.55 – Kubota mower payment (24 payments remain)

John presented and reviewed the October Community Maintenance Monthly Treasurer's Report.

Expenses:

\$ 29.97 – Beach - bath house supplies  
31.04 - electricity  
975.00 – General Maintenance  
72.00 - Printing and mailing  
273.22 – Wages – bath house and mowing

*Question:*

*Brad Fager asked, what was the difference between "Road Maintenance" and "Roads / Drainage Improvement and Planning"?*

*Answer:*

*"Road Maintenance" covers minor repairs which we can do ourselves without permits, volunteer labor and Community-owned equipment – routine patching of pot holes and minor re-grading are examples.*

*"Roads / Drainage Improvement and Planning" covers capitol improvements which require professional engineering, permitting and outside contractors supplying heavy equipment and labor. The installation of piping under roadways, catch basins and major construction such as the Mason Lane project are examples.*

A motion was made, seconded and passed unanimously to accept the Treasurer's reports for October.

### **Committee Reports**

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)  
The 3<sup>rd</sup> Annual Anchors Aweigh 5K will be held on March 28, 2015. Run, walk or volunteer – something for everyone!

*Discussion:*

*There is space on the CICA Calendar for a Fall 5K in addition to our spring 5K. Some of those present expressed an interest in a fall 5K. We will make a decision on whether to have a fall 5k sometime over the summer, depending on interest level and Blue Cheetah's availability.*

- Architectural Review (Bill Dryden)  
Nothing new to report since the last Board Meeting.
- Beach (Jim Carter)  
The bath house and pavilion water systems were drained and winterized on Sunday, November 9. The "winter locks" have been placed on the bath house and shuffleboard locker doors.

My thanks go out to all who have helped at the Beach during this entire season!

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

*Meeting note: Although the propane tanks are full, our propane fired wall heater was not working properly during this meeting. The apparent cause of the problem is ice blockage of the gas feed hose. The hose has been removed for further inspection and repair.*

- **Beach Erosion (Don Manges)**

Nothing new to report since the last Board Meeting.

- **Bulletin Boards (Karen Dryden)**

The October 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)**

I sent a copy of the calendar to everyone on the board so they could look it over before the meeting.

The Halloween Party was chaired by Tiffany Murch and was a grand success. I had about 60 kids visit my house.

The Fall Clean-Up had a small turnout. We served Sloppy Joes for lunch.

The next event coming up is the Wine and Cheese; Sunday, December 7, 2014, 4:00PM - 6:00PM (Adults only), hosted by George Keahey, Bob and Irene Reardon at 175 Rolling Avenue. This event is chaired by Karen Dryden.

The Murches are helping with the House Decorating contest this year and Pat Day and myself are doing the Christmas card delivery.

Santa is on hold pending finding a replacement. The Clares said they only visited 4 houses last year. Maybe Andrea can post a Hot Topic and ask if anyone is interested in having a Santa visit. If there's no response we don't need a Santa.

*Post Meeting action: Hot Topic sent 11/24/2014, by Andrea.*

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

Nothing new to report since the last Board meeting.

- **General Maintenance / Erosion (Sonny Hayes)**

Nothing new to report since the last Board Meeting.

- **Grass Mowing (Karen Dryden)**

Nothing new to report since the last Board Meeting.

- **Harbor (Bill Dryden, Interim Harbormaster)**

As I previously advised the final mooring pull and delivery was completed on November 8, 2014 after the November 1<sup>st</sup> date was rained out.

A dedicated group of about 20 volunteers showed up to help and all of the moorings were delivered and the docks pulled by 1:15 PM.

All but three moorings had been pulled prior to Saturday by our trusty retired group.

We also added additional reinforcement to the piling at the end of the two docks and hope they do not suffer the ice damage of last winter.

Karen Dryden provided a Sloppy Joe lunch for the troops.

It's great to see the self-help attitude work so well in the Harbor.

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

*Questions:*

*B. Fager questioned the use of a hand cranked winch to remove the moorings – why not a 12 volt trailer winch? Bill responded that having an electric winch would necessitate maintaining a supply of charged batteries; the hand crank winch works just fine.*

*B. Fager also asked if the fishing dock will be replaced. Bill responded that the dock will ultimately be replaced and noted that the repairs and new pilings installed this spring will remain; this repair had been made with the future dock replacement in mind. Bill also noted that the 2014-2015 budget includes a “set aside” for the replacement of the dock.*

*B. Fager suggested that we consider sleeving the new pilings with PVC as seen in some marinas. This will be an engineering consideration at the time of replacement.*

- History (Pat Day)

Nothing new to report since the last Board Meeting.

- Legal (Bill Dryden)

Legal Action on two owners' to collect past due Maintenance Fees:

1. G-17 – Lam, No response from owner and the Court Date is December 4, 2014.
2. G-02 & G-03 – A. Szep; Received the past due Maintenance Fees; no payment received for the legal fees incurred to date. The Court date is December 4, 2014 and unless we receive the \$400.00 I will continue the court action on that date. I will ask for a judgment to cover the legal fees which will then exceed \$400.00.

*Post Meeting action: Payment of Legal fees has been received, and the Court date for A. Szep has been cancelled.*

- Library (Joan Ferrick)

The Library is closed for the season. The library will reopen with regular hours on May 2, 2015.

Please contact Joan Ferrick (410-287-9595) to access the library during our off season.

- Membership (Karen Dryden)

**2009 – 2011 MEMBERSHIPS:**

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

- Hill (2 lots) & Lam

\*Property has gone to foreclosure – lien was wiped out

- (2) Liens placed against owner (Lam) & \*Miller/PNC Bank

- (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/PNC Bank was wiped out

(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.

(1) – Miller – went to foreclosure on 7-16-14.

– PNC Bank has acquired the property and is for sale with Partners Realty LLC.

- Final payment from PNC did not cover the 2013 MF plus interest

(1) – Rizzo – went to foreclosure 10-22-14.

– No payment from Bank as of yet

(2) – Hill – in foreclosure

**2014 MEMBERSHIPS:**

(308) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (95.35%)

Plus (5) Mason Lane Owners

Plus (2) Partial payment

(210) – Of those paid have joined the Association

(2) – Hill – in foreclosure

(1) - Rizzo – went to foreclosure October 22, 2014

– No payment from Bank as of yet

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

**\* 2015 Invoices were sent out November 15, 2014.**

- Newsletter (Andrea Gilde)

The next issue is scheduled for mid – January of 2015. Please have any submissions to Andrea by the first week of January.

- Nominating (Sonny Hayes)

Nothing new to report since the last Board Meeting.

- Pavilion Rentals (Sonny Hayes)

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

**12/13**

- Road Maintenance (Sonny Hayes)

On Saturday 10/18 the road crew filled potholes on Bennett and Darrell.

I met with Fred McGuigan, Superintendent of the State Highway Administration office in Elkton and he agreed to donate two truck loads of millings. I have made arrangements for the millings to be picked up and delivered.

On Saturday November 15, Regan Michaud and I did some grading in front of Anne Bates, on the corner of Gull Circle and Cliffview. I can be reached at 410-287-7588 if there are any problems or concerns.

We have received a delivery of diesel fuel which should hold us through the winter snow plowing season and into the grass cutting season. Fill the tank when prices are low!

**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**

Work is advancing. Construction Documents are at 80% complete, and we anticipate construction cost estimates within the next two weeks.

*Discussion:*

*The next phase of this project is the preparation of construction drawings which can be sent out to contractors for bidding, and to Cecil County for permitting.*

*John hopes that by the next Board meeting we will be ready to move to construction, he noted that the first phase of construction in the steep slope section will be paved with a concrete gutter to catch and direct storm water..*

**Paving Survey**

The final Survey was sent to the Community by e-mail yesterday. A hard copy is included in the annual invoice mailing.

John thanked Tiffany and Andrea for their time spent helping prepare and distribute the survey.

*Comment:*

*Tiffany reported that our Survey Monkey had received 67 responses as of the Board meeting! Of those respondents, ~75% were in favor of moving ahead with the paving of our roads, and 25% were opposed. Concerns voiced among the respondents included increased incidences of speeding and the cost to the property owners.*

- Tractor (Tom Grieco)

Tom has returned from his southern sailing adventure and is meeting with past tractor chairmen to acquire whatever knowledge and insight he can about our sometimes temperamental equipment.

Many thanks to Tom for stepping up to fill this important position!

- 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.*)

**Mr. Brad Fager** presented several questions to the Board:

1) Mr. Fager asserted that his neighbor's lot next to his which is under contract to be mowed by the Association was only cut twice during the past mowing season – once in late May and once in October.

- Mr. Fager has photographs of thigh-high grass on this lot which he promised to forward to Chris Shelton.
- Sonny responded that it was cut more frequently than Mr. Fager claimed. The lot is difficult to mow since the lot contains many roots and downed tree limbs.
- Mr. Fager complained that the Association should be moving the down limbs.
- The Board reminded Mr. Fager that we do not provide landscaping services, we offer knock down mowing only.
- Mr. Fager has contacted his neighbor and has offered to cut the lot for him.
  - The Board thanked Mr. Fager for his neighborly offer.

2) Mr. Fager complained about the pot holes on Rolling Avenue and specifically about the rut in Rolling in front of N-12.

- Sonny and Chris confirmed that the pot holes have been filled several times on Rolling this year, and that the rut in question has been filled twice this season.
  - The repairs last only until the next major rain storm at which point the rut reappears.
    - This has been an ongoing problem and is part of a future capital improvement project.
  - As a quick fix, Chris Shelton offered to meet Mr. Fager on Wednesday with the tractor and the two of them would fill the rut again.
    - Mr. Fager made it clear that he would not be available to help with this or any other repairs at any time.
      - Mr. Fager proceeded into a tangential discussion in which he expressed an inherent distrust of the Board apparently due to some incident in 2005. Further, Mr. Fager claimed that complaints such as his were not recorded in the Board Minutes.
        - The Secretary showed Mr. Fager the page of notes taken at this meeting concerning his complaints.

3) Mr. Fager inquired as to the nature of the problem at Don Manges' (G-17) driveway.

- Answer: Millings are washing down Rolling and ending up in Don's driveway.

4) Mr. Fager inquired if we still had rules about signs in the Isle.

- Answer: Yes, business signs are prohibited. There is no legal basis for placement and prohibition of real estate and political signs. These are discouraged.
- Mr. Fager inquired if the lack of enforcement that real estate signs should be

closer to the house or at the back of the lot had anything to do with Sonny's wife being in the real estate business.

- Answer: No, that has to do with people who wish to sell their homes.

5) Mr. Fager cited an example of inconsistent rule-enforcement by referencing from several years ago a property owner who was asked to remove her boat from in front of her property, when there are many cases of boats and trailers being stored along the roadway in Chesapeake Isle. However, in the case referenced, the boat was being improperly stored in the roadway itself, not in the right-of-way

6) Mr. Fager challenged Chris Shelton on the permissibility of keeping poultry on his property.

- Answer: All animals being kept on the property are pets and are not being used for any commercial purpose. Therefore, there is no rule against it.

**Mr. Alex Szep:**

Mr. Szep who owns two lots in the Isle has paid his 2014 Maintenance Fee after multiple reminders, but has not paid the legal collection fees associated with his properties. Legal fees of \$ 400. have already been incurred by the Association and a Court date scheduled.

As the owner of multiple lots in the Isle, Mr. Szep feels he is being discriminated against since owners of single lots are given a two year "grace period" before legal actions are started to collect past due fees. Mr. Szep commented that the Association is making money on past due Maintenance Fees since we are charging interest at a rate of 6% per annum, which is a better rate of return than can be obtained from our bank accounts.

*Note: The decision to pursue payment after 1 year from owners of multiple lots with unpaid Maintenance Fees was made at the November 2013 Board meeting ( see "Legal" Committee report; Discussion section) and has already been exercised in several other cases.*

Mr. Szep also feels that the attorney's fees are too high and requested that the Board contact our attorney and try to negotiate the fees already incurred down to a lesser amount.

The Board was unwilling to contact our attorney on behalf of Mr. Szep and his Court date remains unchanged. Provided the case goes to Court, the attorney's fees will increase to \$600. and the interest rate will increase to the Court mandated rate of 10% per year.

The Board agreed that Mr. Szep could contact our attorney on his own behalf.

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

**Old Business**

No old business remained on the agenda.

**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, December 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 9:12 pm.

Respectfully submitted,

Jim Carter, CICA Secretary