

CICA Board of Directors' Meeting
December 18, 2014
7:00 p.m.

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

Board members absent: Ray Farnesi, John Murray

Community members / guests present: Brad Fager, Frank Conway, Karen & Bill Dryden, Andrea Gilde, Don Smith

President's report (Chris Shelton)

Chris led the Pledge of Allegiance to our new American flag, and thanked Andrea for picking up the flag pole bases from Havre de Grace.

Chris noted the Isle is settling in for the winter and hopes for some snow soon to inspire him for the President's Message in the January Newsletter.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on December 1, with a response deadline of December 4. Final minutes were e-mailed to the Board on December 3, and were approved (9 yeas, and 3 abstentions due to absence) with minor requested changes incorporated.

The final minutes were posted on the web site on December 6, and on the Beach and Harbor bulletin boards on December 4.

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

Treasurer's Report (John Reber)

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

Income:

\$ 100.00 – Boat Storage
8.52 – Donation
29.00 – Keys
225.00 – Membership
110.00 – Moorings

Expenses:

\$ 35.31 - Electricity
600.98 – Mowing
195.55 – Kubota mower payment - 23 payments remain

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

Expenses:

\$ 31.15 - Electricity
2283.74 – Gen. Maintenance – trash service, mosquito spraying, mowing, diesel fuel

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

Committee Reports

- **Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)**
5k - date is 3/28. Registration will open soon and a registration form will be in the newsletter. Ed Campbell has agreed to sponsor again (his 3rd year!) and we are seeking other sponsors as well. Anyone interested or who knows of a potential sponsor should contact Andrea, Diana, or Chris.

Discussion:

Last year for the 2nd Annual 5K, we had 79 people finish and 20 volunteers, all this with lousy weather. This year the committee hopes to have 100 or more participants.

Sponsorships are \$250., in order to have your company's name listed as a sponsor in the January Newsletter, you will need to commit by the first week of January; sponsor's names will be printed onto this year's tee shirts. In order to have your company's name printed onto the race tee shirt, you need to commit no later than February 28, 2015.

Post Meeting Action:

For on-line registration go to <http://goo.gl/ba6yfb>

- **Architectural Review (Bill Dryden)**
Nothing new to report since the last Board Meeting.
- **Beach (Jim Carter)**
I repaired the propane wall heater in the pavilion on Sunday, November 23.

The gas piping was reconfigured to remove low points in the flexible hose which allowed water to collect and freeze, creating a blockage. In addition, a drip leg was added in the metallic piping at the main gas inlet for the building.

Contact Jim at: jtcarterphoto@comcast.net

- **Beach Erosion (Don Manges)**
Nothing new to report since the last Board Meeting.
- **Bulletin Boards (Karen Dryden)**
The November 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)**
Since the November Board Meeting, the Community Events Wine & Cheese Christmas event was held on December 7th at the home of Bob and Irene Reardon and George Keahey, new residents of Chesapeake Isle. The party was attended by approximately 50 people who brought tasty appetizers enjoyed by all. We want to thank them for

opening their new home for such a wonderful time. We also thank Karen Dryden for chairing this event and what a delightful job she did again!

Chris Shelton brought Santa in his lighted and music flowing wagon to welcome old and young to the Chesapeake Isle Caroling night at the pavilion. This was probably the best attended caroling night we have had. Everyone was in the mood to entertain and be entertained by Joey Greenfield playing his trumpet, the Hayes' granddaughter on the piano and Cailyn Hawley rocking Christmas on the Saxophone. Sonny and Sara Hayes, on keyboard, led the rousing singing. Ten delicious soups warmed up the carolers along with hot cider, coffee and hot chocolate. Yummy desserts satisfied the sweet tooth. Thank Don and Sue Schooley, Joan and Jack Ferrick and Bill Day for their undertaking the arrangements and decorations.

The community Christmas mail box was placed in front of the Seeley home and response was great. Cards will be delivered by the end of this week by Pat Day and her elves.

Winners of the 2014 House Decorating Contest:

- 108 Cliffview - **Evan Ellwanger & Samantha Brode**
- The boys liked the colors and the truck that was decorated.
- 56 Rolling - **Bill and Marianne Wood**
- Cool lights that were in sync with music. Wow!
- 5215 Turkey Pt. - **Rob & Tammie Martin**
- Snowflake and Santa.
- 5185 Turkey Pt. - **Bill and Maryanne Chase**
- Loved the Nativity!

The Honorable Mentions were:

- 19 Pine Ave **Bill and Dottie Albertson**
145 Rolling Ave **Paul & Theresa Savitsky**
5306 Turkey Pt. **Gordon & Diana Hawley**

January will be a quiet month for the Community Events committee but a Newsletter will be coming out to let everyone know what's new and coming up.

- 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)
All is quiet, cold and wet at 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!

- History (Pat Day)
Nothing new to report since the last Board Meeting.
- Legal (Bill Dryden)
Since the last meeting, all past due fees, including legal charges have been collected on the following:
 - 1) G-02 & G-03 – A. Szep
 - 2) E-17 - Lam

The legal action for both have been cancelled and the prior lien on the Lam Property will be satisfied on record.

- 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:

- (2) - Lot owners have not responded or paid two years or more prior to 2012
(Hill (2)
 - *Property has gone to foreclosure – lien was wiped out
 - (2) Liens placed against owner (Lam's paid his lien in full)
 - Miller/PNC Bank was wiped out with the foreclosure)
 - (2) In foreclosure [Hill, (2) Lots]

2012 MEMBERSHIPS:

- (319) – Lot owners have paid their Maintenance Fees for 2012 to date (98.76%)
- (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)
 - Lam paid in full
 - Miller's lien was wiped out
 - (2) In foreclosure - Hill (2) lots

2013 MEMBERSHIPS:

- (318) – Lot owners have paid their Maintenance Fees for 2013 to date (98.45%)
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 it is for sale with Partners Realty LLC.
 - Final payment from PNC did not cover the 2013 MF plus interest
 - (2) – Hill – in foreclosure
 - (1) – Rizzo – went to foreclosure 10-22-14 – No payment from Bank as of yet.

2014 MEMBERSHIPS:

- (309) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (95.66%)
 - 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.

2015 MEMBERSHIPS:

- (46) - Lot owners have paid their Maintenance Fees in full for 2015 to date – (14.24 %)
- (36) - Of those paid have joined the Association

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

*** PAYMENTS ARE DUE ON FEBRUARY 15, 2015**

- Newsletter (Andrea Gilde)
The next Newsletter will go out in mid January. Please submit all copy to Andrea via e-mail during the first week of the month. andreagilde@gmail.com
- Nominating (Sonny Hayes)
Nothing new to report since the last Board Meeting.

Sonny will put a notice into the January Newsletter and begin soliciting nominees for the Board.
- Pavilion Rentals (Sonny Hayes)
The pavilion is currently committed for **Community** and private events on the dates below for 2015:

6/13 **7/4** 7/25

Discussion:
Sonny noted there are possibly a few other reservations which he did not report and requested that he needed all of the dates that CICA intends to use the Pavilion during 2015.
- Road Maintenance (Sonny Hayes)
On Monday, 12/15, Regan Michaud and I worked on the roads. We filled most of the potholes on Bennett, Darrel, Arden, Racine, Rollins, Mobray, Rolling, Cliffview and the South end of Mason Lane.

I can be reached at 410-287-7588 if there are any problems or concerns.

Discussion:

The two truckloads of donated millings were delivered at a cost of \$125. per 10 ton truckload (20 tons total delivered). The millings donated by the highway department appear to be of good quality.

Monday's repairs consumed 2.5 – 3 tons. Individual potholes were not filled for the most part since Sonny did not have sufficient help with this project, he merely hit broad areas which could be back dragged using the tractor bucket.

- Roads / Drainage Improvement and Planning (John Murray)

Mason Lane

Work is advancing. Preliminary Construction Documents for the first section of the Mason Lane Site Improvements were delivered to the Contractor on Friday December 12, 2014, in an effort to obtain an Opinion of Probable Cost. We anticipate a reply this week.

Paving Survey (Reported by Tiffany Murch)

There have been 116 responses to the on-line Survey Monkey; however she can only access the first 100; of those first 100: 72 were positive and 28 were negative. In addition she has received 13 paper copy surveys; of those 13: 10 were positive and 3 were negative. This produces an apparent positive response rate of 72% +/- . There may be duplicate surveys present on-line vs paper copy.

In order to access the remaining on-line data we must pay a \$26. monthly fee to the survey site. A motion was made, seconded and unanimously approved to subscribe for a period of 3 months beginning when we have enough surveys to warrant it (20 to 30 above our current limit).

The site continues to be fully operational and the data is being stored – your response will be recorded and accessed in the near future!

Concerns from survey: Increased speeding, cost to the property owners, drainage, urbanization of the Isle.

Discussion points / Responses to Questions:

- 50% to 60% should be considered a good response rate for a non-governmental survey.
 - We have responses from roughly 30% of the property owners at this time.
- The cost of oil is low at the moment and that is reflected in the price of asphalt.
 - The price of asphalt (hot mix) is fixed by the State on a monthly basis.
- The Board would like to see a significant majority in favor of the proposed paving Project, however, our by-laws only require a simple majority in favor.
- This would be a one time expense to property owners with a project life expectancy of 15 years.
- Our roads will remain private, i.e., not turned over to the County.
- Ongoing road maintenance will have to be done by outside contractors; the Community has no plans to purchase the needed equipment to repair asphalt roadways.
- We will continue to plow our own snow; paved roads would make efficient snow plowing easier and reduce wear and tear on our equipment (and roads!).
- There is a need to expand the information provided regarding this project.
- The last time this issue was voted upon by the Community, we had a financing option available for payment, a similar arrangement would be made before any voting takes place. Lump sum payment would not be required as this option is not viable for all

property owners. Cecil Bank was very co-operative and helpful with these arrangements and would probably be receptive again.

- There are many details which remain to be addressed prior to any voting, and a Committee should be formed to explore this further.
- ACTION ITEM: Tiffany will resend her e-mail invitation to visit the Survey Monkey site, or, complete and mail your paper survey. She will update her e-mail to clarify that our Community roads will remain private and not be turned over to the County.

- Tractor (Tom Grieco)

There are very few maintenance records for the tractor, so I am checking all the required maintenance items listed in the shop manual. We have a complete set of manuals for both the tractor and Kubota mower. First priority is to have the tractor safe and ready for snow plowing.

Chris and Sonny commented that the clutch had been replaced twice in 12 years, and the right front wheel bearing has been problematic. I want to be sure that all tractor operators know how to run the tractor safely while minimizing wear and tear.

I repaired the garage overhead door and the hinged entry door. I will replace the dead bolt lock on the entry door and provide a single new key for those who need one. The overhead door will then be unlocked and opened only from the inside.

The Tractor Policy was reviewed to be sure that all board members are aware of the responsibilities of the Tractor and Equipment Maintenance Committee Chair, including operator training, testing and approval. Chairs of other committees are to direct requests for the tractor and a qualified operator to the Maintenance Chair. Sonny and Chris will continue to train and schedule approved operators for the current snow plowing season. The tractor operator's manual explains everything in detail.

- 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.*)

Brad Fager asked several questions and made several comments:

- 1) As promised at the November Board meeting, Mr. Fager gave a CD to Chris Shelton containing a photograph of the tall grass on his neighbor's lot.
 - Note: Photo not viewed during the meeting.
- 2) Mr. Fager asked what the problem was with the Manges driveway. He said that he has not seen water on the Manges driveway in several recent rains.
 - Sonny replied that this problem was caused by two clogged drain pipes. The pipes were cleared recently and the problem has ceased for the moment. Sonny noted that one of the pipes has a tree root growing through it and that pipe may clog again, he is keeping an eye on the situation.
- 3) Mr. Fager asked Sonny "Is there a reason you are ignoring that ditch?" (See "Community

Members Issues", Board Minutes, November 2014)

- Sonny replied that it was filled yesterday, but does not know how long the repair will last; a couple of heavy rains and it will again wash away.
- 4) Mr. Fager stated that the erosion on Rolling was caused by a plugged / clogged drain pipe.
- Chris responded that the pipe and drainage in the area are addressed in the Long Range Planning Project List – the project is named "Rolling South Project".
- 5) Mr. Fager stated that the pipe was plugged by an unknown person and said person should be responsible for clearing it. He asked why the Community should be responsible for any costs associated with clearing it. He further asked why the Board permitted this action.
- Chris responded:
 - The Board certainly did not grant permission and was unaware of this action until well after the fact.
 - This leaves us with two choices, 1) attempt to locate the person responsible; probably go through a protracted legal battle with no known proof of responsibility and a slim chance of winning, or 2) repair the problem; in the best interest of the Community, we have chosen this option.

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

- A motion was made by the Board, seconded, and passed unanimously to disperse the already budgeted donation of \$500. to the North East Fire Company.
 - As a member of the North East Fire Company, Inc., and also serving as President of the CICA Board of Directors, Christopher Shelton elected to recuse himself from the voting process on this matter in order to avoid a conflict of interest.
- Bill Dryden suggested that the Community investigate payment of Maintenance Fees via credit card, or in installments. Currently we are 7-1/2 months into our Fiscal Year before the payments are due.

Discussion:

- Various options were discussed including various technologies available, payments on-line and other options. The consensus of the Board was that we should have some other, "new" option available for property owners by next year.
- It was further discussed as to whether we should make the due date of annual Maintenance Fees earlier (from Feb. 15 to Jan 15) starting with the 2016 invoice. Our by-laws require 45 days after the invoice (traditionally Jan 1, up until a few years ago). Since we now send the invoices out around Nov. 15, it could actually be moved up to Jan 1.

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, January 20, 2015, 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 8:59 pm.

Respectfully submitted,

Jim Carter, CICA Secretary