

Chesapeake Isle Civic Association Annual Meeting – August 24, 2014

ANNUAL MEETING OF ALL PROPERTY OWNERS

The Chesapeake Isle Annual Meeting of all Property Owners was **called to order at 2:02 pm** by President Christopher Shelton.

Board Members Present: Mike Beiter, Jim Carter, Phyllis Doyle, Ray Farnesi, Joan Ferrick, Andrea Gilde, Sonny Hayes, John Murray, John Reber, Christopher Shelton
Justin Thomas

Board Members Absent: John Murch

Chris Shelton led the Pledge of Allegiance, an opening prayer giving thanks and remembering people who have passed this year (Hannah McGuire, Betsy Meyer and Benjamin Goodman were remembered) and Moment of Silence.

President's Opening Remarks (Christopher Shelton)

Chris thanked everyone for coming out to participate and reminded them that this meeting would be conducted in accordance with Robert's Rules of Order.

Secretary's Report (Jim Carter):

Welcomed everyone to the meeting and informed the participants that the meeting was being recorded.

The Draft minutes from the 2013 Annual Meeting were posted on the website about a week ago with an e-mail notification sent to the Community members for review. Hard copies are available at this meeting. The Secretary solicited comments, questions, additions, deletions to the Draft Minutes and opened the floor for any comments.

There were no comments offered from the floor.

A motion was made, seconded and passed unanimously via voice vote to accept the Minutes of the 2013 Annual Meeting as written.

President's Report (Chris Shelton):

Chris thanked all of the volunteers from the community and reminded everyone as they reviewed the budget that although the numbers are large in the budget, they would be much larger if we did not have the time and labor of our volunteers (applause followed).

Chris thanked the outgoing Board members, John Murch, Troy Gunden, Joan Ferrick and Andrea Gilde. Chris reminded everyone that involvement in the Board open and solicited anyone who might be interested to consider running.

At Chris's request the Board members introduced themselves. (Applause followed)

Treasurer's Report (Justin Thomas)

We are going to go over the Community Maintenance Budget July 1, 2013 to June 31, 2014.

Treasurer's reports were distributed at sign-in.

Beach, Tractor Replacement fund, Electricity, General Maintenance, Harbor, Insurance, Legal, Maintenance Tractor, Printing, Roads, Taxes, Wages, Beach Erosion.

Justin recognized Don Manges for his work on the Erosion Project and obtaining a new set of bids – one of which was considerably lower than the original bid from that contractor.

Justin thanked all of the volunteers who helped keep costs down by volunteering their time and labor.

Justin called attention to the large percentage of Community Maintenance funds which were spent on the Roads.

Justin opened the floor to questions:

Art Wood:

Q: Asked for a general breakdown of road expenses.

A: Andrea answered with a general breakdown of projects – Harbor & Rolling, Mason Lane surveys and approvals. Also included in this category is the general maintenance of all of the roads. Numerous piping projects are also included especially the piping and catch basin project at Harbor and Rolling.

Art commented that he had lived here for 25 years and “in general” he felt the roads were worse than they ever had been. Art noted that he did not want to start a controversy.

Chris commented that the Roads would be discussed in depth later in the meeting. He pointed out that much of what we are doing is infrastructure improvements. Art confirmed that his question had been answered satisfactorily.

Walt Gibson:

Q: How much is left in the Emergency funds?

A: Justin stated the carry over from 2012 was \$51,179.

Q: If we have this money, why are we not fixing roads?

A: Some of these projects are 18 to 24 months out.

Q: Do you have a list of those projects?

A: Absolutely.

Q: Can I get a copy of it?

A: Absolutely, and if you would like to come to the Board meetings, they are discussed at every meeting and recorded in the Minutes of the Meetings.

Comment by Justin: John Murray has photos of all of the projects. Justin also noted that we did close down the separate “Roads” checking account – the account cost us \$120. / year to maintain; there was not sufficient funds in the account to justify keeping it open. Now the funds are merely kept separate via accounting.

Chris stated that this section of the meeting was a general budget section and that specific road questions would be better taken up in during the Roads report.

Chris asked if Walt’s question had been satisfactorily answered – yes was the answer.

Frank Astfalk:

Q: How much liability insurance are we currently carrying – I have asked this before.

A: \$3 MM, increased from \$1 MM, at an increased cost of less than \$200.. The Board felt that we were underinsured and increased the policy amount about 8 months ago. \$3 MM was the recommendation of our agent and seems to be general business practice in the area.

Sonny: Just one more example of the Board being responsive to the concerns of the Community.

Chris: Does that answer your question?

Frank: Yes, it would be even better at 5MM.

Chris: Perhaps we will have that conversation at a later date.

A motion was made and seconded to approve the Treasurer's report. A voice vote was taken with all in favor, no abstentions.

Committee Reports:

Rather than have each Committee report, Chris opened the floor to questions regarding specific committees.

(Roads) Sonny commented on the condition of the roads:

This has been a tough winter and a wet spring which has resulted in a high number of potholes and some of our high drainage areas still have problems.

Many of the chronic problem areas are on the Long Range Drainage list and we are hesitant to work on some of the areas until the drainage problems are cured.

We should be getting a good quantity of millings from the State; the State is planning to resurface a large portion of Rote 40 and they have promised us a large quantity of millings at no expense.

We are trying to keep up with the projects with volunteer crews and not spending a lot of money so that those funds remain available for the major projects which we have planned.

Chris thanked Sonny for his report and the efforts of the volunteers; he reminded people that when they see the tractor going up and down the roads – that is volunteer labor!

(Beach) Jim reminded everyone that in order to park legally at the Beach, a CICA sticker is required. Stickers are available at no charge from Karen Dryden or Jim.

Chris reminded people that the sticker does not have to be permanently attached – just so it is visible from outside of the vehicle. Also reminded the group that license numbers are being recorded of vehicles without stickers.

There were no further comments or questions regarding Committees.

Old Business:

The Secretary noted:

- 1) The question about liability insurance which appears on the agenda had already been addressed.
- 2) We are still missing a Town Watch Committee.
- 3) Sonny is still soliciting volunteers to work on the roads.

Road Maintenance and Improvement (John Murray):

I will try and keep you updated as to our progress. As Chairman it is my job to coordinate the activities of surveyors, contractors, government agencies, buyers, engineers and the like. I try to keep everyone informed as to our progress.

In 2012 we identified 8 road improvement projects which needed to be addressed. All of those projects are underway and moving forward. They are in different phases – design, permitting, construction, or completed.

In October of 2012, by Court order, Mason Lane was added to that project list. Subsequently, Mason Lane was sub-divided into 4 project areas, this brings the total project count to 12. Hopefully these projects will be completed by the end of FY 2015.

So, we seem to be spending a lot of money, but do not see any real improvement of the roads. We have spent \$400,000 on roads since 2009 – why is that? We seem to fix a road only to have it erode away again.

I can explain that easily. The road surface is comprised of 3 sizes of stone; coarse, medium and fine. The fine dust is what holds the road together, when the fines go away the road deteriorates. What happens to the fines?

When we drive on the road the fines get kicked up and seen on your car windshield, in your house and in your lungs. There is a study from a few years ago that says the dust is carcinogenic.

Second - the roads get rained on – when the rain falls on the crowned road, the water runs to the side of the road and into the swale. If the fines are not there to hold it together – the gravel goes to the swale.

Third – it gets plowed and pushes the gravel to the side of the road and makes a curb – now the water goes to the side of the road, runs into the curb and runs down the road rather than into the swale ----and erodes the road away – unsustainable. We are just moving the gravel around.

At the end of 2015 or 2016 – it is time for the next conversation – paving the roads. We will be sending an opinion survey on paving the roads. (Applause followed)

Chris opened the floor to questions or comments: none.

Mason Lane (John Murray):

Mason Lane got added to the project list in 2012 by Court order.

Right now Mason Lane has been submitted to MDE (Maryland Department of the Environment) for approval. This is the agency that will have to approve of all of our activities. No control over timing from this agency.

Phase 1 – steep slope section – hardest area perhaps by the fall?

Phase 2 & 3 – bottom and top sections – regarding only.

Phase 4 – emergency vehicle turn around.

Q: Has the Court set a time table for this work?

A: No, bearing in mind that we cannot rush the agencies, we have been working with the Mason Lane residents and are making all possible speed – the residents understand. There are tremendous restrictions placed on the project because of the Wetland and Bay proximity – for example – if we cut down one tree we must replace it with 200 (*two hundred - not a typo*).

Other projects are progressing as we wait on Mason Lane – we have completed 6 of the 8 projects that we had before Mason Lane. We are trying to maintain a balance between Mason Lane and the rest of the Community. We are moving ahead.

Mowbray was completely re-graded in 2013 – now it is eroded again – it worked until it got driven on, rained on and plowed.

Q: What is the estimated total cost of the Mason Lane Project?

A: I don't believe we have a total cost at this time – too many variables due to regulatory agency requirements.

Q: Back when the Mason Lane issue began, I was on the Board. Mr. Smith came to the Board with his complaint; it was determined that part of the problem was run-off from his property. My question is has that been addressed as a part of the solution to the Mason Lane project?

A: Yes, the project is completely engineered – we have over \$40,000 invested in the design phase alone. The engineers say it has been taken into account.

Q: Do Mason Lane residents pay the same dues as we do?

A: Yes, there is a section of Mason Lane which is not part of Chesapeake Isle. The residents of that section have paid their Maintenance Fees for years.

Q: There is a gate on Mason Lane.....

A: Yes, but it is not locked.

Comment: the Court has ruled that Chesapeake Isle owns Mason Lane. Not the area known as the exempted (Salvadorian Mission) district. The gate is not closed or locked.

Q: When Mason Lane is repaired, will it just wash away like the other roads, or will it be blacktopped?

A: No, we will not be blacktopping one road before another. If we decide to pave the community, then Mason Lane will also be paved long with the rest of our roads. There is drainage designed into the plan. Mason Lane was never designed and engineered as a road, it was designed as a driveway; the rest of the roads in the community were designed as roads. Mason Lane it is currently being designed as a road and should not wash out.

Chris asked for any further questions regarding Mason Lane – there were none.

New Business:

Are there any questions regarding trespassing on community property?

This goes back to the earlier beach report and the topic of parking stickers. Jim reiterated the requirement for CICA stickers to be visible on all vehicles parked at the Beach of Harbor. Stickers need not be permanently attached – can be simply laid on the dashboard. Jim has placed “Friendly Reminders” on cars found parked without stickers. The Reminder explains that the area is private, that a sticker is required and that your vehicle information has been recorded in our log book.

The Reminder is a simple, non-aggressive tool for enforcement. It should be noted that there has never been a vehicle recorded twice in the log book. Jim speculates this means one of several possibilities: 1) the owner rooted around in the junk drawer at

home, found the stickers and put them on the vehicles, 2) the owner got a new sticker from Jim or Karen Dryden, or 3) the trespasser moved on and did not return.

Justin noted that Morgan Towing supplied and we posted tow away zone signs at both the Beach and Harbor. We have never towed anyone, but the procedure is in place should we need to tow a repeat offender.

A question was raised concerning the Park boundary near the pavilion:

Jim pointed out the property corner stake near the pavilion and that our horseshoe pits are located on Park property. The Park seems to be OK with our horseshoe pits and the only thing which they requested was that we cover the stakes with a PVC sleeve when not in use to protect against accidental impalement on the stakes.

Sonny pointed out that the property line situation was discovered when the Park had a survey done to determine if a large dead tree near the bath house was on Park land or on our land. It was determined that the tree was a Park tree and was removed at their expense. Sonny also pointed out there was a large quantity of oak firewood available from that tree. Seasoned standing – hard to beat that!

Q: Is there anyone else helping with the patrol of the Beach and Harbor?

A: Yes, there are several people who are watching, Chris, Andrea, Diana, Sue Seeley and some others.

Chris related a story from a few weeks ago where an out of state car arrived late at night and they started shooting large fireworks at the Beach. No sticker, not residents, were asked to leave - they did.

Polly Pyle-Carter commented that we should not be relying solely on the officers and chairmen to be handling this problem – all should be watching. It takes a village!

Frank Asphalt:

I mow the grass for the Community. 1) We mow the grass, not pick up clam and oyster shells – please don't drop your shells on Community property, they are hard on equipment. 2) If you have a vacant lot which you are trying to sell, a perc test is required. The holes should be filled by the real estate people, but they are not always – check to be sure the holes are filled. 3) Phone books – I picked up 35 phone books this year on community property and vacant lots – hitting a phone book can cause significant damage to the mower. 4) Dogs – If your dog should choose one of my lots to relieve himself, that is fine – does not bother me – it blends in with the deer and fox droppings already there.

Some community members are picking up dog droppings, placing in a plastic bag and then tossing the bag onto a vacant lot – that does bother me – the plastic bags last forever, please take the bags home for disposal – not at the pavilion or in one of the recycle barrels. I have cleaned the lot next to me for the last time – if I see you tossing bags again, I will report to the Court.

Long term plan for Fishing Pier Replacement Bill Dryden (INTERIM Harbormaster):

This was a bad winter for both of our docks. The docks are 40+ years old. This past winter we had some significant damage to the Fishing Pier, in a way that was a mixed blessing because it showed up just how bad of shape the dock is in.

We had some repairs made to the dock and at that time we discovered the general condition of the dock. We will be needing to replace the dock within just a few years – if we let the dock go, we will probably never be permitted to rebuild a new dock.

The repairs made this year will not be removed at the time of replacement – they will be saved; no money wasted on repairs which will be demolished soon.

Sonny commented that some of the bigger boats cannot get into the ramp dock, but can get into the Fishing Pier because there is more water there.

Capital improvements to the Community amenities add to everyone's property value.

Q: Any idea how long the dock will last?

A: The dock contractor is guessing about 3 years life remain.

Road Planning Survey:

John Murray:

John discussed the upcoming road paving public opinion survey. It will be sent out to the owners to gauge a general consensus opinion as to whether we want to investigate the possibility of paving all of the roads in the Community. Short, sweet and to the point. It should be going out in the next several weeks.

The survey will include some general information on the roads – our equipment is aging and so are our volunteer road maintenance crews.

Comment: Chris - This issue has been present in the Community for many years; the last time it was voted upon, it lost by a very narrow margin. The difference between then and now is that we have spent \$400K investing in infrastructure and we need to protect that investment. Think about the money we have already spent.

Q: Will there be a price "guesstimate" included with the survey?

A: Probably not until we have a general opinion from the residents. We have a history of asking the limited pool of contractors for estimates on jobs that never come to fruition – the contractors get tired of wasting their time with us.

- Not at that stage yet.

Q: May not get a true response without a rough number.

A: Understand your point, but not at that stage yet.

John: A hard number will be part of any voting which will have to take place provided there seems to be sufficient interest in the project based on the results of the opinion survey.

John doesn't want to do the work required to generate a hard number if there is not widespread support expressed in the results of the survey.

Comment: I believe this is the 4th time we have tried this. There were surveys each time they have pretty much been the same reply every time. What people care about is how is it going to get done and what is it going to cost.

The difference this time is that we have done much of the infrastructure work already and we need to protect that investment.

Comment: Dottie Chris – I thought today's presentation was wonderful. John did a great job of explaining why the roads continue to deteriorate – it seems like we fix it, and they just deteriorate again – John explained why that happens. The information presented here should be included with the survey for the benefit of all of the people not present at this meeting. Yes, the cost needs to be there, but the information is very important.

Observation from the floor: Since the last time a vote was taken, the amount of full time residents has gone up and consequently, there is more traffic. This increase in traffic causes more road wear simply because of more traffic.

Comment: I have been here for all four of these surveys / votes, all four failed by a count of 6 or less – starting back in the 90's and continuing right on up to the last one in 2009 or so. I believe the reason they failed was that the Board bent over backwards to remain neutral. The Board has got to get behind this thing and say it is for the good of the Community and they have got to go out into the community and actively solicit affirmative votes in order to get over that 6 vote hump. (Applause followed)

Comment / Question: There are many houses up for sale right now, one needs to think about how much you want to invest if you are going to sell the house anyway.

Reply: One would have to think about visitors who have told me – Wow, great house, great location, but what about this road?

Retired resident realtor comment: Many letters written to mortgage companies because they did not want to lend to houses on dirt roads. They are probably pickier now!

Ray Perry: Just for clarification, this is just a survey and NOT a vote?

A: This is just a survey – not a vote. Reopening the discussion about paving.

John Murray commented that he loved the feeling in the room – seemed more positive this time around.

It was noted that any quotes received at this time will be volatile due to fluctuations in oil prices and any old information except for linear / square feet already determined in 2009 by the contractors who bid at that time.

Justin commented on price volatility with contractors – he noted that we budgeted \$21,000. for the Beach erosion project. Two contractors refused to come out and give us updated quotes until we actually had money in the budget. Once we had money and we had money to do it, we were able to secure a MUCH better price - \$ 10,000. less than our budget!

Chris suggested we move along.

Proposed Budget Presentation (Justin Thomas, Treasurer):

Andrea made sure that everyone had a copy of the proposed Community Maintenance Budget and a ballot for same. Persons lacking a copy were given copies of the budget.

Voting will be by the blue ballot – one ballot per lot – if you own multiple lots, you should have one ballot for each of your lots. I you do not have a ballot, that is probably because you have not signed-in to the meeting – go sign in!

Chris commented that in the early 80's he was paying \$80. per month as a maintenance fee for a town house. For that fee he got the grass mowed and sometimes snow plowed. The Chesapeake Isle Maintenance fee is a bargain.

Justin introduced the Budget Committee: Bill Dryden, Andrea Gilde, Diana Hawley, John Murray, John Reber, Chris Shelton, and Justin Thomas

Proposed 2014 -2015 Budget

Beach	-	\$1500.	unchanged
Tractor Replacement Fund	-	\$ 3200	80% / 20% split between Community Maintenance and CICA
Electricity	-	unchanged	
General Maintenance / Erosion	-	\$ 4500.	was \$4000
Harbor	-	\$ 1000.	unchanged
Fishing Pier Replacement Fund	-	\$10,000.	Should last about 3 years - Amount based on costs for 8 pilings this year.
Insurance	-	\$ 2500.	increase of \$500.; part of the reason for the increase was the increase in liability insurance.
Legal	-	\$15,000.	increase of \$10,000. - increase in foreclosures and collections of past due Maintenance fees plus legal expenses.

Q: Does the money received from legal action exceed the cost of getting it?

A: Yes, and it becomes a question of precedent for us. If owners do not pay their Maintenance fees and we do not pursue them – eventually no one would pay. We must pursue.

Comment: I could see doubling the Legal fund, but tripling is too much.

- Seconded by another Community member.

Reply: The Board has an obligation to present both an affordable budget and a responsible budget. This is what we felt was responsible. It was felt that the amount was “better to have than not have” – broken down it amounts to \$15. per lot.

Q: If the money is not spent this year, what happens to it?

A: It goes into the reserve fund which is a factor in determining subsequent budgets. The larger the reserve fund the less the Maintenance Fee. There is a very real possibility that when the Mason Lane and other capital improvement projects are completed – this fee could come down.

Comment: Fees “never go down”. You need to ask, do you want to spend the bare minimum to maintain the Community, or do you want to have some funds available to improve the Community? We feel that this budget meets our legal and financial obligations, adequately protects everyone here including your investment in your property and continues to make our Community a better place without putting an undue hardship on anyone.

Q: What is the Reserve balance currently?

- Reserve is \$ 19,330.62 as of last month.
- Need to look at your personal comfort level - \$19,000. is not much. It sounds like a lot of money until you realize that to replace that pipe under the road at the top of the hill costs \$23,000., suddenly a \$19,000. Reserve does not look very big.

Q: With the increase of fees, instead of waiting two to three years to collect can we start the collection process after one year?

A: They have been, if you have two or more lots, we begin legal proceedings after one year.

Maintenance Tractor / Equipment	- \$1600.	+\$100. We no longer have a tractor chair, so any repairs which we have will have to be done by a service – we were very lucky for one for years. We have been advertising for a new Chair for about 8 months with no luck.
Printing and Mailing	- \$2000.	Covers the expenses required for legal notices to property owners - Certified Letter = \$ 6.50 - increased to cover actual costs as experienced last year.
Roads / General Maintenance	- \$3000.	All of the road work except the projects. - If you look at the next items you will see Roads / Infrastructure which covers the projects excluded here.
Roads / Infrastructure	- \$ 67,000.	- Remaining projects: - Rolling South - Rollins & Rolling - Mowbray & Rolling East

Q: Earlier there was mention of a \$51,000 surplus in Road Maintenance, that does not reflect in this budget at all – that is still there?

A: Correct.

Taxes	- \$ 500.	same
Wages	- \$ 1000.	same
Mason Lane Funding	- \$ 40,000.	new line item – separate funding
Book Keeping / Accounting	- \$ 750.	new software and exploration of on-line billing / payment

Total = \$153,900. – passed unanimously by the Board - \$ 476.47 per lot

Chris noted that the budget presented today is the end product of seven budgets. If you are really truly opposed to the budget as presented – vote No, but we think this budget fills the needs and is in the best interest of the Community.

Phil Osborne: Quick question on taxes; What is our current tax status?

A: Because we file as an HOA (Home Owners Association), we pay no taxes on income. Most of what you see is a preparation fee plus \$300. to maintain our corporation status (Maryland).

Comment: The first year we lived here, we attended a meeting like this and the Maintenance Fee was going up to \$ 85. per year. I remember saying that I could not believe that that was all it was going to cost for a year – people were stuck in trying to keep costs down – there were not that many people here. All of that is coming to rest on us now.

Q: Mason Lane Funding is \$40,000. for this year, how much more is it going to cost us?

A: It is a fluid number, due to variables in the engineering requirements – cannot really answer at this time. The project is Court mandated and not optional. The Mason Lane residents are in agreement with our plans.

John Murray: Mason Lane is a big project, we need to turn a driveway into a road. The project extends over 4 phases.

Q: Did the Court rule as to exactly what we had to do on Mason Lane?

A: No, the Court ruled that we had to maintain Mason Lane to the same standard as the rest of our roads, they did not specify exactly what needed to be done. That gave us flexibility to be able to work with the residents.

A property owner thanked Chris and all of the other Community volunteers for their hard work and service. Without the volunteers our fees would rise even more.

There were no further questions.

Chris asked for three volunteers to collect and count the Budget Ballots.

4:19 pm voting and ballot counting began.

4:25 pm – the votes had been collected and counted and the meeting was brought back to order.

Results: **2014 – 2015 Community Maintenance Budget**

47 yea
10 nay

The motion carried as proposed.

Chris solicited more nominees for the CICA Board.

Meeting adjourned at 4:28 pm.

A brief recess was taken before the start of the Annual Meeting of CICA Members.

***Note:** Due to the lateness of the hour, this meeting progressed very rapidly.*

The CICA Meeting was **called to order at 4:30 pm.** by Christopher Shelton.

President's Report (Christopher Shelton)

In the interest of brevity and given the lateness of the hour, the President's report was not re-read – See "President's Report", Annual Meeting of All Property Owners"; above.

Secretary's Report (Jim Carter)

In the interest of brevity and given the lateness of the hour, the Secretary's report was not re-read – See "Secretary's Report", Annual Meeting of All Property Owners"; above.

A motion was made, seconded and approved unanimously by voice vote to approve the minutes from the 2012 Annual Meeting as written.

Treasurer's Report (Justin Thomas)

Justin reviewed the 2013-2014 CICA budget, income and expenses and opened the floor to questions.

Note: \$ 569.87 listed as "Miscellaneous" included a \$500. donation to the North East Fire Company; a new line item has been created for "Charitable Donations" in the proposed budget.

Total Expenses for the year = \$ 18, 935.34 including \$2,346. for payments on the Kubota mower.

Total Income = 20,416.60 ; \$1,481.26 remainder.

Q: What is included in General Maintenance?

A: Repairs to our buildings, grass cutting of Community property.

At the time this budget was prepared we were considering the purchase of a new tractor, that has been "put on the back burner", however, we left the increase to the General Maintenance budget intact. There would need to be some modifications made to the garage to accommodate a new, larger tractor; that purchase has been deferred.

Sonny: Asked for a wage increase for the grass cutting crew. Given that CICA is making \$ 7404. and wages paid are only \$1133. , the grass cutting rate has been increased by 15%, but Sonny feels that wages should also increase by 15%. Wages are currently \$ 10. per hour.

Reply: Duly noted and that will have to be taken into account in next year's budget planning.

A motion was made and seconded to approve the 2013 - 2014 Treasurer's Report as distributed. Unanimously approved by voice vote.

Committee Reports:

Note: In the interest of brevity Committee reports were not read.

History Committee: Requested advice concerning storage of history materials. This discussion was deferred to the September Board Meeting.

All Committees report monthly, those reports are recorded in the regular Baoard Meeting minutes which are posted on the website.

Community Signs: Don Manges reported that a volunteer, John Bowman, has been found to take over the postings on the Community signs.

Old Business

There were no old business items.

New Business

Board Nominees / Election of CICA Board of Directors

The nominees for the Board are: Jim Carter, Tom Grieco, Cindy Mistysyn and Tiffany Murch.

There were four Board openings and four candidates, however, a vote is still required.

A motion was made, seconded, and unanimously approved by a voice vote for three year terms for each of the candidates.

All of the current and newly elected Board members stood and were recognized. (Applause followed)

Proposed CICA Budget and Voting

The proposed budget which was published in the July newsletter and distributed before this meeting was presented by Justin Thomas.

The projected income is the same as last year except:

Community Events increases to \$ 2600. from \$2300.

Mowing increases to \$6,000. from \$4830.

Pavilion Rental increase to \$ 800. from \$ 560.

4th of July increases to \$3000 from \$2500.

5K increases to \$3750. from \$2200.

Total projected income = \$23,900.

The projected allocations (expenses) are the same as last year except:
Tractor Replacement Fund decreased to \$ 800. from \$2,000.
Community Events increased to \$4665. from \$4400.
Electricity increased to \$500. from \$450.
General Maintenance increased to \$ 3000. from \$ 1000.
Insurance increased to \$2500 from \$2000.
Maintenance, Tractor / Equipment decreased to \$400. from \$ 1500.
A new line item was added – Book Keeping / Accounting - \$750.

Total projected expenses = \$ 21,931. including \$2347 payments on the Kubota mower.

No change to the dues, remaining at \$ 15.

The floor was opened to questions.

Q: Question on Moorings and Pavilion Rental; they both fell short on income last year, yet the budget contains the same number as last year. Logic of keeping the same projected income?

A: Pavilion rentals will increase due to a rate change – it was \$35. now it is a \$40. rental fee. Projected income for the Moorings have been decreased slightly.

A motion was made to correct the proposed budget as written with the correction of the typographic error in the 4th of July income (change \$300. to \$3000.). The motion to correct was seconded. A voice vote approved the change unanimously.

Chris solicited three volunteers to count the paper ballot votes.

Voting commenced on the 2014 -2015 CICA budget as corrected above.

The meeting was recessed for 5 minutes while the votes were counted.

The meeting was brought back to order and the voting results were announced:

The Proposed 2014 -2015 CICA Budget with noted corrections was approved by a vote of:

43 – yea

2 – nay

(Applause followed)

The Secretary announced two “off-agenda” items:

1) Polly Pyle-Carter announced Chili Contest, September 27 – male cooks need to register. See if you can unseat “The King”!

2) We have one set of keys which have been floating around for a month or so – labeled Bath House and Shuffleboard. If these are yours – please come and claim them. Sonny thought they were the set he gives to pavilion rental customers, but upon closer inspection, they were not.

The Secretary solicited a motion to adjourn.

A motion was made, seconded and approved unanimously by voice vote to adjourn this meeting.

The meeting was **adjourned at 5:01 pm.**

Respectfully submitted,

Jim Carter
CICA Secretary