

**CICA Board of Directors' Meeting**  
**January 20, 2015**  
**7:00 p.m.**

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

**Board members absent:** Phyllis Doyle, Ray Farnesi, Sonny Hayes

**Community members / guests present:** Ed Campbell, Brad Fager, Andrea Gilde, Don Manges, Don Smith

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

Not really much to report. We are aware that the roads are in bad shape as usual and we again have snow predicted for tomorrow which will make the roads even worse.

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

Jim e-mailed the draft minutes to the Board on December 19, with a response deadline of December 22. Final minutes were e-mailed to the Board on December 23, and were approved (9 yeas, 2 non-votes which counted as yeas and 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 December 26.

*Error Correction / Post Meeting Action:*

The December Minutes were not posted on the web site until January 21, 2015. Jim thanked Brad Fager for bringing this to his attention; a copy of the December 2014 Board Meeting Minutes was sent to Brad via e-mail later in the evening of 1/20/15.

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

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

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

Income:

\$ 100.00 – Boat Storage  
48.00 – Keys  
330.00 – Membership  
165.00 – Moorings

Expenses:

\$ 152.85 – Community Events – Wine & Cheese  
33.42 - Electricity  
45.00 – Miscellaneous – Safe Deposit box rent  
195.55 – Kubota mower payment - 22 payments remain

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

Expenses:

- \$ 166.98 – Beach – Fall Clean-Up: lumber, fasteners and paint
- 31.22 - Electricity
- 257.20 – Harbor; materials for bracing of floating dock pilings (ice)
- 161.63 – Printing / Mailing; invoices
- 12,580.00 – Mason Lane Funding; design services, Eric Strum

*Question: Don Smith asked if the \$12,580. reported for Mason Lane Funding was a new expense in addition to monies previously reported.*

*Answer: Yes, this was a new expenditure.*

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

### **Committee Reports**

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)

The 5k on March 28th is open for online registration: <http://goo.gl/ba6yfb>

Thus far, two registrations have been received on line.

A registration form will go out in the newsletter, and has been posted on our Facebook page.

We currently have two sponsors: Beiler-Campbell Realtors and Central Air Duct Cleaning, Inc. Many thanks to Ed Campbell and Mike Beiter for again sponsoring this event!

**Sponsorships** are \$250; 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.

- Architectural Review (Bill Dryden)

Nothing new to report since the last Board Meeting.

- Beach (Jim Carter)

All is quiet at the beach.

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

- Shoreline Erosion (Don Manges)

There are historic and ongoing erosion problems at our Harbor.

Don requested permission from the Board to evaluate / explore / obtain bids to remediate erosion problem areas in the Harbor area.

A motion was made, seconded and unanimously approved to allow the above.

- Bulletin Boards (Karen Dryden)

The December 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)  
Nothing new to report for January or February. No activities planned.

Note: See "Pavilion Rentals" for the extensive partial list of events planned for later in this year!

- Fourth of July (Diana Hawley & Andrea Gilde)  
Nothing new to report since the last Board meeting.
- General Maintenance / Erosion (Sonny Hayes)  
Nothing to report. In Florida until the end of March.  
I can still be contacted at 410-287-7588 or hayes5626@aol.com.
- Grass Mowing (Karen Dryden)  
Nothing new to report since the last Board Meeting.
- Harbor (Bill Dryden, Interim Harbormaster)  
Nothing new to report since the last Board Meeting.

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)  
Nothing new to report since the last Board Meeting.
- 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) Lots]  
\*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:**

- (310) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (95.97%)  
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:**

- (90) - Lot owners have paid their Maintenance Fees in full for 2015 to date – (27.86 %)  
Plus (2) Mason Lane owners  
Plus (3) Partial payments
- (74) - Of those paid have joined the Association

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

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

**\* 2015 UNPAID MAINTENANCE FEES BEGIN INCURRING 6% INTEREST BEGINNING  
APRIL 1, 2015**

- Newsletter (Andrea Gilde)  
The January newsletter is still "in progress". It may wind up being the "Winter" version!  
It will go out soon.

Submit any additional copy to Andrea via e-mail ASAP! [andregilde@gmail.com](mailto:andregilde@gmail.com)

- Nominating (Sonny Hayes)  
Nothing new to report since the last Board Meeting.
- Pavilion Rentals (Sonny Hayes)  
The pavilion is currently committed for **Community** and private events on the dates below for 2015:

**3/28 4/4 4/25 5/10 5/22 6/6 6/13 6/19 7/4 7/17 7/24**  
**7/25 8/14 8/23 9/4 9/26 10/17 10/31 12/19**

Scheduled Community Events:

March 28 (5K Run), April 4 (Easter Egg Hunt), April 25 (Spring Cleanup), May 9 (Annual Dinner), May 10 (Pancake Breakfast), May 22 (CICA Social), June 6 (Ladies Brunch), June 13 (Resv.), June 19 (CICA Social), June 27 (Res), July 4 (CICA), July 17 (Bingo), July 24 (Social), July 25 (Resv.), Aug 1 (Res), Aug 14 (Bingo), Aug 23 (Annual Mtg.), Sep 3 (Social), Sep 26 (Social), Oct 17 (Fall Cleanup), Oct 31 (Halloween), Dec 19 (Christmas Caroling). Additional Community events are scheduled which do not utilize the pavilion.

- Road Maintenance (Sonny Hayes)

Nothing to report. I can be reached at 410-287-7588 if there are any problems or concerns.

*Comment / Correction:*

See December 2014, CICA Board of Directors Meeting Minutes. "Community Member Issues", item #2.

Don Manges stated that the problem with runoff water coming down his driveway is caused by one clogged drain pipe on the Moore property. This problem was erroneously reported as being caused by two drain pipes. It is believed that this is the drain pipe which Sonny previously investigated and was found to have a tree root growing through it which the contractor was unable to clear.

Don showed photos of run off to Chris; photos taken during the rain storm on Sunday, 1/18/15.

As previously reported, this problem was brought to John Murray's attention and the clearing / replacement of this pipe is included in the "Rolling South Project" of the Roads / Drainage Improvement Plan.

- Roads / Drainage Improvement and Planning (John Murray)

**Mason Lane**

Eric Strum (designer) delivered his drawings to the construction contractors before Christmas as agreed; S&M Paving and Rudy Allen Excavation. We are waiting for the contractors to reply with costs.

**Paving Survey**

Tiffany has not received any additional responses to the Survey Monkey since the last Board meeting. We expect to receive some paper surveys along with property owner's checks for Maintenance Fees since they were mailed at the same time.

At the December meeting, the Board agreed to allocate some additional funds to access some data which has been collected by Survey Monkey but is not currently accessible to us. It was recommended that Tiffany hold off until after the due date for Maintenance Fees to pay the additional Survey charge to access the excess data on that site; the site remains active at this time and will continue to collect additional data.

The combined paper and electronic surveys have received 126 responses thus far; of those 90 are in favor and 36 are opposed to the proposed paving of our roads.

*Discussion:*

- Andrea will provide Tiffany with a list of owners of multiple lots.
  - John Murray will prepare a list of FAQ's concerning cost, speed, life expectancy of the paved roads, speed issues, drainage, etc. – this list should be available for Board review at the next Board meeting.
  - Chris emphasized the need to preserve our \$400,000. investment in drainage infrastructure which has been made since the last community vote on paving. The state of our roads and drainage infrastructure has changed considerably when compared to the time of our last vote.
  - John Murray noted that we consider 15 years as a reasonable life span for paving; this lifespan prediction is based solely on observation of the currently paved sections of our roads within the Community. Our roads will have a longer lifespan than a County road simply because of carrying less traffic than a typical County road.
  - Snow plowing will be easier than present and reduce wear and tear on the Community tractor.
  - There will be long term cost savings associated with this project, but they are difficult to quantify. All of those wishing to sell their properties should see an increase in property value by having paved roads throughout the Community.
  - John will provide Tiffany with an enlarged lot map of the Community. The Committee can then easily plot survey responses to determine if there are specific areas within the Community with widespread support or opposition to this project. The Committee and Board can then address property owner issues within the areas of widespread opposition.
- Tractor (Tom Grieco)  
Sonny Hayes and Brian Clare have agreed to serve on the Tractor Committee. Both are expected to be active equipment operators this year for various tasks including roads maintenance, erosion, and the harbor. Brian will also be available for consultation regarding technical issues with the tractor.

All known tractor and mower operators, and certain committee chairs, have been notified of the new garage entry door lock recently installed. They, and others who need access to the garage may request a new key from Tom.

Nothing new on tractor maintenance to report since the last board meeting.

Chris and the Board extend their thanks to Tom and all of the others all who are involved with serving the Community by helping to maintain our properties and equipment!

- 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.*)

Recently, Dottie Fritz contacted Phyllis Doyle on the topic of snow plowing and icy road conditions on Route 272. Her concerns were forwarded to Chris Shelton. CICA subsequently posted several Hot Topics on the subject.

Chris spoke with the State Highway Administration on this topic. In addition, Chris is acquainted with the plow driver for Route 272 through the North East Fire Department and also spoke with him about the road. Chris found out that this year the Highway Department has only allocated one plow for Route 272 instead of the historic two plows. In the recent snow, the plow driver was working 16 – 20 hour days, he is doing the best he can with only one truck.

### **Old Business**

- 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.

*Note:*

There was no discussion on this topic during this meeting, however, it remains as an Old Business item to be addressed in the future.

### **New Business**

Tom Grieco displayed the Workman's Compensation notice which was posted in the garage – a true historical document. We should obtain a new, up to date notice.

### **Pledge of Allegiance:**

Having skipped the Pledge of Allegiance at the beginning of this meeting; Chris led the Pledge to close the meeting.

### **Announcement of next Board Meeting:**

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, February 17, 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 8:21 pm.

Respectfully submitted,

Jim Carter, CICA Secretary