

**CICA Board of Directors' Meeting**  
**February 24, 2015**  
**7:00 p.m.**

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**Board members present:** Mike Beiter, Jim Carter, Phyllis Doyle, Ray Farnesi, Tom Grieco, Tiffany Murch, John Murray, John Reber, Chris Shelton, Justin Thomas

**Board members absent:** Sonny Hayes, Cindy Mistysyn

**Community members / guests present:** Frank Conway, Karen Dryden, Andrea Gilde, Don Manges

***Note:** This Board meeting was originally scheduled for February 17, 2015, and was postponed due to inclement weather.*

**Pledge of Allegiance**

The Pledge was lead by Chris Shelton.

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

The cold, cold winter has arrived and just will not go away, on a positive note, the sledding is spectacular with more adults than children participating!

I have purchased and placed a few orange markers for Harbor Road, additional markers may follow. In addition we may want to place some permanent markers for some of our curves and intersections. The roads edges can be very hard to see under a blanket of snow – as Ray Farnesi's lawn can attest.

Chris and the Board extended their thanks to the hard working plow crew – Gary Gilde, Jim Abel and Chris Shelton! In the recent snow, they had the Community at least one lane passable within two hours after plowing began. The plowing crew attempts to have the main roads plowed to two lanes and the secondary roads to one lane upon their initial plowing, then go back and further open the secondary roads to two lanes.

Please note that our obligation is to clear the roads, not necessarily open clear access to your mailbox. On this topic, a complaint was received from a resident because a mail truck had skidded and struck their personal vehicle. This incident is an issue to be handled between the resident and the U.S. Mail Service.

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

Jim e-mailed the draft minutes to the Board on January 27, with a response deadline of January 30. Final minutes were e-mailed to the Board on January 30, and were approved (10 yeas, and 2 non-votes which counted as yeas) with minor requested changes incorporated.

The final minutes were posted on the Beach and Harbor bulletin boards on January 31, 2015; due to a website server problem which caused a delay, the minutes were posted on the website on February 8, 2015.

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

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

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

Income:

\$ 220.00 – Boat Storage  
0.53 – Donation (rounding of a payment)  
89.00 – Keys  
435.00 – Membership  
165.00 – Moorings

Expenses:

\$ 288.39 – Community Events – multiple old receipts from past events  
~30.64 - Electricity (not recorded at this time)  
355.06 – Pavilion (Flags, poles and bases)  
3.00 – Taxes (wage tax)  
195.55 – Kubota mower payment - 21 payments remain

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

Expenses:

\$ 31.20 - Electricity  
7.29 – Printing / Mailing (past due notices)  
250.00 – Roads / General Maintenance (delivery charges for millings)

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

### **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, ten registrations have been received on line. Primary registrations will occur in the next month leading up to the event.

We currently have five sponsors: Beiler-Campbell Realtors, Blue Cheetah Sports Timing, LLC, Captain Chris' Crab Shack, Central Air Duct Cleaning, Inc. and Farnesi Travel. Many thanks to Ed Campbell, Chris Shelton, Mike Beiter and Ray Farnesi 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 March 10, 2015.

- **Architectural Review (Bill Dryden)**  
The construction of a two car detached garage was approved for:  
Paul and Linda Quick, Lot: C-30, Bennett Avenue.

It will be built on the existing foundation.

- Beach (Jim Carter)

All is quiet and frozen at the beach.

There is a very cool video of ice movement during tide change on the FaceBook page!

[https://www.facebook.com/pages/Chesapeake-Isle/148336241858382?ref=aymt\\_homepage\\_panel](https://www.facebook.com/pages/Chesapeake-Isle/148336241858382?ref=aymt_homepage_panel)[https://www.facebook.com/pages/Chesapeake-Isle/148336241858382?ref=aymt\\_homepage\\_panel](https://www.facebook.com/pages/Chesapeake-Isle/148336241858382?ref=aymt_homepage_panel)

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

- Shoreline Erosion (Don Manges)

Nothing new to report.

- Bulletin Boards (Karen Dryden)

The January 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 February.

Dawn Campbell is organizing the Progressive Dinner scheduled for March 21.

- 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.

Chris noted that the lock has been removed from the fuel tank gate, the pump is still locked – we need to get a new lock for the gate.

I can still be contacted at 410-287-7588 or [hayes5626@aol.com](mailto:hayes5626@aol.com).

- Grass Mowing (Karen Dryden)

Nothing new to report since the last Board Meeting.

- Harbor (Bill Dryden, Interim Harbormaster)

Repairs to the floating docks will begin in early March so that we will be ready for the mooring pickup on March 21<sup>st</sup>.

After the moorings are placed and the Harbor is ready for use, I will be leaving the Harbor Master post and become a happy worker.

The board needs to find a replacement Harbormaster!

Andrea will send out a Hot Topic on the subject of finding a new Harbormaster.

The harbor crew is aging – we need some younger volunteers to help with this important task!

- History (Pat Day)  
History has nothing to report at this time. Perusal of past files should commence before the next 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:**

As of February 17, 2015:

- (177) - Lot owners have paid their Maintenance Fees in full for 2015 to date (54.79%)  
Plus (3) Mason Lane owners  
Plus (9) Partial payments  
(136) - Of those paid have joined the Association

- \* **2015 Invoices were sent out November 15, 2014.**
- \* **PAYMENTS WERE DUE ON FEBRUARY 15, 2015**
- \* **SECOND INVOICES WILL BE MAILED IN EARLY MARCH.**
- \* **2015 UNPAID MAINTENANCE FEES BEGIN INCURRING 6% INTEREST BEGINNING APRIL 1, 2015**

- Newsletter (Andrea Gilde)

The January 2015 Newsletter was distributed on January 30.

Thanks to Karen Dryden for mailing and tube delivery. Thanks to Diana Hawley for proofreading. Due to a mixup with the calendar, there were some dates reported incorrectly. I sent out an addendum to the newsletter correcting them and we can do a full correction in the April newsletter. Copy is due on April 1

Please submit any copy to Andrea via e-mail [andreagilde@gmail.com](mailto:andreagilde@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:

<b>3/28</b>	<b>4/4</b>	<b>4/25</b>	<b>5/9</b>	<b>5/10</b>	<b>5/22</b>	<b>6/6</b>	6/13	<b>6/19</b>	6/27	<b>7/4</b>
<b>7/17</b>	<b>7/24</b>	7/25	8/1	<b>8/14</b>	<b>8/23</b>	<b>9/3</b>	<b>9/26</b>	<b>10/17</b>	<b>10/31</b>	<b>12/19</b>

Scheduled Community Events:

March 28 (5K Run), April 4 (Easter Egg Hunt), April 25 (Spring Cleanup), 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.

- Roads / Drainage Improvement and Planning (John Murray)

**Mason Lane**

Work is advancing. A meeting with the Cecil County Site Development Office was completed on Friday February 20, 2015.

Here is a summary of the meeting and project requirements:

- Erosion and Sediment Control Plan approval - Through Cecil County Conservation District
- Grading Permit - plans and check list + Application form - Cecil County Dept. of Public Work. Cecil County Development Office is now reviewing the documents in an effort to advance the Grading Permit
- A SWM (storm water management) Exemption will apply (less than 5000 SF of disturbance) – Kordell Wilen will send an email to the Conservation District to advance this exemption.

Eric Sturm will complete the necessary documentation as required.

A Preliminary Bid for Construction was received from the contractors and is currently under review. So far it appears to be within the project scope and budget. We anticipate that construction will begin on Mason Lane on or before May 1, 2015. An estimated time of construction is two weeks.

*Discussion:*

John clarified / reminded the Board that this project is divided into three sections, the first section will be the steep slope section near the north end of Mason Lane. This will be a paved driveway, 11' wide with a paved swale. The remaining two sections will be graded with a stone base suitable for paving in the future.

The north end of Mason Lane will be closed during construction.

The contractor for this project is S&M Paving.

**Paving Survey**

Tiffany Lukasik reported the results of the electronic and paper survey:

There are a total of 323 lots in CI. We have received responses from the owners of 190 lots, of those responses, greater than 60% were in favor of paving our roads.

Tiffany presented a map of the Community showing the distribution of lots which have responded both in favor and opposed. The distribution of support / opposition appears to be fairly random throughout the Community.

A review of the FAQ's was presented for review, editing and additions by the Board.

- The Board made several revisions and John Murray will be sending the revised FAQ's to the Board by the end of the week.

A proposed Information Dissemination Schedule was also presented.

- John Murray has 10 or 12 volunteers to contact property owners who have not responded to our survey concerning paving of the roads, and will begin this effort in the near future.

*General discussion concerning paving:*

- **A simple majority vote of property owners will move this project forward.**
- Numerous Board members and Community members volunteered at this meeting to serve on a Paving Budget Committee, they are:
  - Ray Farnesi
  - Don Manges
  - John Murray
  - Chris Shelton – required to serve as President of CICA
  - Justin Thomas

**Any property owner who is NOT a CICA member** who would like to participate by serving on this Committee should contact Chris Shelton.

- Potential financing options:
  - Ray Farnesi is exploring with some contacts which he has through his business.
  - Don Manges is exploring options with Cecil Bank.
- John Murray will compile paving specification sheets for this project for distribution to various contractors.
- **Balloting by property owners is tentatively scheduled for April of 2015.**

**ESD Grants**

At the meeting with Kordell Wilen, ESD (Environmentally Sensitive Design) Grants for the design and construction of ESD facilities to continue the effort to clean the Bay and water sources were also discussed. Mr. Wilen will notify us of the timing, procedure and availability of these grants. He feels that CICA is a viable candidate.

- Tractor (Tom Grieco)  
Nothing significant to report.
  - Chris observed that during snow plowing the hazard lights were not working and the clutch appears to be slipping somewhat – Tom will investigate.
  - The lock has been replaced on the fuel tank gate. The regular snow plow drivers all have keys at this time. There is a matching lock and spare key hanging on a nail over the work bench in the garage for the use of other drivers.
    - Drivers notes:
      - 1) Please fill the tractor tank whenever the fuel gauge drops below 3/4! This keeps the tractor ready for use at all times and reduces condensation in the tractor's fuel tank.
      - 2) When fueling please park the tractor parallel to the fuel depot with the left side closest to the pump. If you back the tractor down the hill, the tank will not fill completely.
- Web page / e-mail (Diana Hawley )

The web site was down for a couple of days; I contacted the host to resolve the problem.

I have also been updating the web site and fixing errors. Thanks are extended to Don Manges for reviewing the site and sending me suggested changes and problems with some of the links.

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.*)

No Community member issues were presented at this meeting.

### **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. (*Item not discussed at this meeting.*)
- Tom Grieco has not as yet obtained a current Workman's Compensation poster for the garage. Chris suggested going to govposters.com to obtain the needed poster.

*Post meeting action:* Chris ordered the required State and Federal posters and they should arrive soon.

- It was clarified that the Annual Dinner and Man & Woman of the Year award presentations will be moved "in-house" at a date and event type to be determined in the future.
- The question has been raised in the past as to the possibility of paying road maintenance workers. We currently pay our snow plow drivers and grass mowers.

#### *Discussion:*

- There is no money budgeted for road maintenance workers.
- We reimburse volunteers for expenses from the Road Maintenance budget.
- A motion was made, seconded and unanimously approved to maintain the status quo; road maintenance remains as a volunteer staffed project.

### **New Business**

- Tom Grieco and several of his neighbors on Cliffview Drive are interested in "trimming Jacobs Nose" for aesthetic reasons. He asked if this was planned in the future.

#### *History & Discussion:*

In 1984 CICA entered an agreement with the Army Corps of Engineers to maintain their erosion control project on Jacobs Nose by trimming vegetation every other year. The life span of the project and CICA's obligation to maintain it was to be 20 years; therefore, our contractual obligation to maintain ACE's project expired in 2004.

Although not legally obligated to perform any maintenance on this area, it was felt that we probably should do some maintenance in the interest of protecting the bluff and



preserving the view. If we allow the brush / trees to grow to sufficient height, we run the risk of having trees blow over in a storm, thus losing their root systems and promoting erosion on the bluff.

Any work performed from here forward is at the discretion of the Board and will be decided based on safety, manpower, skill and available equipment.

Jacob's Nose was last trimmed in 2013.

Tom will begin organizing this effort, Jim will forward a list of volunteers who participated in 2013.

*Post meeting action:* Jim forwarded the list of past volunteers to Tom.

Chris said that he might be able to borrow some fall arrest equipment from the NE Fire Company for this project.

- Chris passed along the sad new that Sal Tulumello died suddenly while vacationing in Florida. The Board observed a Moment of Silence in his memory and honor of his contributions to the Community.

As of this meeting, there were no plans for a memorial service yet, watch for a Hot Topic / Extend A Hand Hands on this topic.

*Post meeting comments by Chris:*

Sal was a true fixture in the community and talented in many trades, especially carpentry. He could often be seen helping to repair docks, build benches, or fixing just about anything that was broken. He would always stop what he was doing to greet anyone who came by with a big Italian smile and a firm handshake.

The only time I ever heard Sal complain about anything was when he would have to make the annual drive up to New Jersey so he could buy a pickup truck load of tomatoes in order for Edie to make her Isle-famous homemade pasta sauce for the year. If a community member was every in need, or out of sorts, you could always count on Sal to stop by with a hearty bowl of something Italian and authentic to eat, made by the loving hands of his wonderful wife, Edie. Sal was a quiet man that simply did what needed done without any expectation of recognition or thanks.

His presence and his contributions to the community will be truly missed

**Announcement of next Board Meeting:**

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, March 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 9:35 pm.

Respectfully submitted,

Jim Carter, CICA Secretary

