

**CICA Board of Directors' Meeting**  
**March 17, 2015**  
**7:00 p.m.**

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

**Board members absent:** Sonny Hayes

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

**Pledge of Allegiance**

The Pledge was led by Chris Shelton.

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

I work from home during the winter, my presence outside working should not be considered an open invitation to stop, interrupt my work and discuss CICA business. Please respect my work time as I respect yours; I may not look like I am working when you stop, but chances are that I am.

Please e-mail any concerns you may have and I will respond during my personal time. Thanks!

I know the roads are in bad shape, Bennett and Diana in particular, and they will be worked on once the weather warms up and our frozen milling supply becomes more workable. Snow plowing is very hard on our roads and our volunteer labor pool is very small. Residents could expect a warm welcome if they were to arrive with a road condition complaint and a shovel in hand ready to make some repairs for the good of all!

Following the recent snow storm, plowing went very well with all roads passable by about 10:30. Many thanks to the snow plowing crew for their efforts!

The Association is now the proud owner of a 6 ton Come-Along which was used to recover our tractor without further incident when it was stuck on Mason Lane during recent plowing.

Thanks to the Hartmans who have recently donated some tools to the Association, Tom Grieco will have some work to do sorting out the donations!

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

Jim e-mailed the draft minutes to the Board on March 4, with a response deadline of March 7. Final minutes were e-mailed to the Board on March 7, and were approved (11 yeas, and 1 nay) with minor requested changes incorporated.

The final minutes were posted on the Beach and Harbor bulletin boards on March 9, 2015; the minutes were posted on the website on March 8, 2015.

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

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

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

#### Income:

\$ 380.00 – Boat Storage  
296.00 – Keys  
1545.00 – Membership  
1220.00 – Moorings

#### Expenses:

\$ 30.64 - Electricity  
79.93 – Maintenance – garage repairs  
96.32 – Printing / Mailing – newsletter and Certified mail  
3.00 – Taxes (wages)  
195.55 – Kubota mower payment - 20 payments remain

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

#### Expenses:

\$ 31.20 - Electricity  
1870.50 – Legal

Don Smith noticed a discrepancy in the Year to Date column of this report; the total shown was too high. Changes were made to the total. Thank you!

A motion was made, seconded and passed unanimously to accept the Treasurer's reports for February including amended and incorporated changes.

### **Committee Reports**

- **Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)**  
***Anchors Aweigh 5K on Saturday, March 28***

Registrations for the event are low; currently there are only 23 registrations. We plan to promote the registrations heavily during the next 10 days through Facebook, Hot Topics and word of mouth. Deadline to register and be guaranteed a t-shirt is Saturday 3/21. Deadline for online registrations is Friday, 3/27. Day-Of-Event registrations will be available as well.

I have registration forms available and am asking for a few volunteers to do a tube drop in the community.

Our course is Certified for ten years and will be the same as last year; in the interest of safety, there will be some repairs made to the course before the event.

Current sponsors are Beiler-Campbell Realtors, Blue Cheetah Sports Timing, Mike Beiter's Central Air Duct Cleaning, Captain Chris' Crab Shack, Farnesi Travel, Herr's Chips, Advil, and Emergen-C. All will be included on the event t-shirt.

The absolute deadline for sponsorships is Saturday, 3/21, in order to have your company's logo included on the event t-shirt.

We have some great raffle prizes this year including a Performance sports watch, gift certificates and more! Any sponsors who will have items for display such as signs or promotional materials should bring them to the pavilion the morning of the event or to one of the committee members (Andrea, Chris, or Diana) if they will not be present for the event.

Diana is managing volunteers and course marshals. Please contact Diana or Andrea if you are available to volunteer during the event.

- Architectural Review (Bill Dryden)

Nothing new to report.

- Beach (Jim Carter)

All is quiet at the beach for the moment. The Spring Clean-Up Day is April 25!

I will have the bathrooms fully operational for the 5K on March 28.

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

- Shoreline Erosion (Don Manges)

Nothing new to report.

- Bulletin Boards (Karen Dryden)

The February 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)

Upcoming is the Progressive Dinner on March 21, Dawn Campbell is organizing the Progressive Dinner.

Our next event is the Easter Egg Hunt on April 4, at about 3:00 pm at the Pavilion – watch for a Hot Topic with the exact time. Tiffany Murch is the Chair for this event and needs volunteers to help! Please contact Tiffany to volunteer. Chris has offered the use of his sound system for this event.

- 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)

OPEN LOTS:

(38) CICA Seasonal Contracts (representing 41 lots) will be sent out by March 20, 2015.

- The remaining lots are being maintained by the owners or, are not "cut-able".

\*MOWING OF LOTS WILL COMMENCE IN APRIL

*Discussion / Clarification:*

This is year 2 of 3 for the seasonal mowing rate of \$172.50

- Harbor (Bill Dryden, Interim Harbormaster)

Mooring pick-up will be Saturday, March 21, starting at 8:30 am, meet at the Harbor, "weather permitting"

We have about (40) mooring reservations thus far. This number is fewer than in the past. This is a national trend – for whatever reason people are not buying larger boats which remain in the water for the season. Instead they are buying smaller, easily trailerable boats, or no boat at all. Five years ago we had 95-100 moorings in our Harbor.

Some of our old standby's helpers are still in Florida so any help on Saturday would be appreciated.

We will be adding a ladder to the ramp deck about midway down the ramp. This is a safety issue so that those launching their boats do not need to walk up to the ramps starting point or try to jump up on the dock. Wally Bullwinkle has designed and will install the ladder. The ladder design does not protrude beyond the existing pilings. The total cost to the Community will not exceed \$200.00

April 11th is the Mooring Set Day and we will need any help we can get.

The board needs to find a replacement Harbormaster! Andrea will send out another 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)

Nothing to report at this time.

- 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:**

(313) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (96.90%)

Plus (5) Mason Lane Owners

Plus (2) Partial payment .

(211) – Of those paid have joined the Association

(2) – Hill – in foreclosure

**2015 MEMBERSHIPS:**

(249) - Lot owners have paid their Maintenance Fees in full for 2015 to date (77.08%)

Plus (3) Mason Lane owners

Plus (5) Partial payments

(176) - Of those paid have joined the Association

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

**\* PAYMENTS WERE DUE ON FEBRUARY 15, 2015.**

**\* (76) SECOND INVOICES MAILED MARCH 13, 2015, with (1) response to date.**

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

**\* BATH HOUSE & SHUFFLEBOARD KEYS WILL BE DISTRIBUTED BY APRIL 25, 2015**

- Newsletter (Andrea Gilde)

**April Newsletter**

I will be accepting copy up until the first week of April. We should have reports on the 5k, Progressive Dinner, Mooring Inspection and Easter Egg Hunt.

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.

*Discussion:*

David Haines was nominated for the Board. There are four Board members whose terms expire this year, three have committed to serve a second term.

- Pavilion Rentals (Sonny Hayes)

We are in Florida but can still be reached at 410-287-7588.

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>5/10</b>	<b>5/22</b>	5/30	<b>6/6</b>	6/13	6/14	<b>6/19</b>	6/27
6/28	<b>7/4</b>	7/11	<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>								

25 total reservations; 8 private events plus 17 scheduled Community events:

March 28 (5K Run), April 4 (Easter Egg Hunt), April 25 (Spring Cleanup), May 10 (Pancake Breakfast), May 22 (CICA Social), May 30 (Resv), June 6 (Ladies Brunch), June 13 (Resv), June 14 (Resv), June 19 (CICA Social), June 27 (Resv), June 28 (Resv), July 4 (CICA), July 11 (Resv), July 17 (Bingo), July 24 (Social), July 25 (Resv.), Aug 1 (Resv), Aug 14 (Bingo), Aug 23 (Annual Mtg.), Sep 3 (Social), Sep 26 (Social), Oct 17 (Fall Cleanup), Oct 31 (Halloween), Dec 19 (Christmas Caroling).

- 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. Nothing new to report. We are still on track for construction to begin on the steep hill section on or about May 1, 2015.

**Paving the Roads**

Paving the roads is a significant improvement to the community and a protection of our investment. It is important that the community be kept informed as much as possible as we move toward implementation.

*Discussion:*

Our roads are in bad condition as is normal for this time of year. Winter snow storms and plowing have again taken their toll. At the same time many/most of our road maintenance volunteers have dropped out of the workforce.

The Association is responsible for maintaining our roads. The above leaves us with two options; we either pave the roads as proposed and vastly reduce the amount of routine maintenance required, or we will have to pay contractors to perform the maintenance needed, obviously at a cost to the Community.

The Community will end up paying for roads one way or the other.

#### *Information Dissemination*

At the February BOD Meeting a list of Frequently Asked Questions from the community (FAQ's) was compiled by this committee and approved by the Board. Using this as a base, an Information Dissemination Sub Committee was formed to compile this data and present it in a well-organized, consumer friendly document; the Sub Committee members are Mike Beiter, Tom Grieco, Don Manges and John Murray. The Board was sent a copy of this by email. Mike Beiter will take your comments and questions and ask for direction as to how this tool should be used to keep the community informed of this important endeavor.

*Discussion: Several comments were made and the document will be revised somewhat and re-submitted for review.*

#### *Phone Task Group and Survey Results*

As part of this Information Dissemination a group of 8 volunteers (Mike Beiter, Phyllis Doyle, Karen Dryden, Ray Farnesi, Tom Grieco, Frank Keenan, Don Manges and John Murray) manned the phones as an outreach effort to contact those members of the community that had not responded to either the electronic or mailed public opinion survey. Tiffany Murch has compiled the results and will share those with you.

Survey Results (Tiffany Murch):

We have received 248 responses. Which means some people may have given their opinion on a survey and also with a phone call. There are clearly duplicates. The totals are 163 Yes, 85 No. BUT we still have a non response from 97 lots.

When I throw out non-named responses.. our totals are 233 responses... 158 yes, 75 no.

*Comment:*

Mike has encountered a small but growing number of owners who are opposed to paving the roads due to financial hardship. Payment options continue to be explored.

- Tractor (Tom Grieco)  
Nothing new to report.

The inoperative hazard lights and slipping clutch will be checked March 21. Chris commented that there is a problem with the glass on the driver's (port) side of the tractor, Tom will investigate this also.

- Web page / e-mail (Diana Hawley )

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.)*

**Don Smith:**

The planned May 1 starting date for Mason Lane construction and closure needs to be publicized well in advance.

- John Murray agreed and also confirmed that construction access will be primarily from the North end of Mason Lane.

**Brad Fager:**

1) Asked if the 5K will be run on the roads.

- Chris answered "yes" and that the pot holes on the course roads would be repaired as best they can prior to the 5K.
- Chris asked Brad if he would like to help with the repairs.
- Brad quickly answered "no".
- Chris commented that this reinforces his comments in the President's message delivered earlier in this meeting (Brad was not present during that part of the meeting); namely that residents are quick to complain about the condition of their roads but very few are willing to volunteer their time to help repair them.

2) Asked if there was a plan (formal drawing) for the Rolling Avenue South project.

- John Murray replied that there is a "plan" but no formal drawing.
- Brad is concerned that a drainage pipe under the road is collapsing.
- John took Brad's contact information and they will walk the area together; John will explain the planned work at the site with Brad at a date to be mutually arranged.

3) Asked if the backhoe parked in Sonny's driveway had something to do with the Mason Lane project.

- Answer: No, the backhoe is for use by a contractor who will be replacing Sonny's septic tank in the very near future. This work is being done as part of a State Grant program which replaces failed or failing septic tanks first and then replaces those in the Bay Critical area with any remaining funds at a very low cost to the homeowner. Grant money is made available on a month by month schedule.
- Brad was unaware of this program.

**Tiffany Murch:**

Tiffany related that John was talking with someone from Elk Neck State Park. The Northeast River Beach area of the Park will be cleaned by volunteers as part of Earth Day Events.

If you would like to help with this project, volunteers will be meeting at the Rogues Harbor entrance at 1:00 pm on April 18.

**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.)*



- Bill Dryden will be checking with our insurance agent regarding the requirements for a Workers Compensation Poster in our garage to replace the very old one.

*Status:* This has been done and our new posters will be posted shortly.

- Jacobs Nose Trimming: Vegetation trimming will begin on April 4, weather permitting. Work will continue on April 11, 18, and/or 19 as needed. A plea for additional volunteers will go out as a Hot Topic shortly, and in the April newsletter if needed.

- 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.

See New Business

### **New Business**

#### **Annual Dinner:**

The Annual Dinner has been moved to an “in house” event. The Community Events committee cannot find a volunteer to chair the Annual Dinner, attendance has been dropping and the cost rising in recent years.

If you would like to Chair this event, please contact any Board member!

#### **Man and Woman of the Year:**

Regardless of the outcome regarding whether or not to have an Annual Dinner this year; we need to recognize a Man and Woman of the Year at some community event.

#### *Discussion:*

Possible venues for award presentations discussed included the 4<sup>th</sup> of July, the Annual Meeting or some other special social event. If you would like to nominate someone for Man or Woman of the Year – please contact any Board member. Everyone is eligible except for current Board members.

*Note: The Board discussed possible nominees in Executive Session following this meeting.*

#### **Hinkle Property:**

Phyllis received an e-mail from a property owner concerning a construction trailer and materials stored on the Hinkle property at 59 Rollins. She forwarded that e-mail to Chris and Bill.

Bill confirmed that the proposed construction of a storage shed on an existing foundation was approved by the Architectural Review Committee about a year ago. However, there has been no activity. Bill also commented that their permit would have expired by this time.

It was suggested that the owners be notified that they need to begin construction by this June or remove the materials from the site.

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

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, April 21, 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 8:57 pm. Executive Session followed immediately.

Respectfully submitted,  
Jim Carter, CICA Secretary