

CICA Board of Directors' Meeting
April 21, 2015
7:00 p.m.

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

Board members absent: Phyllis Doyle, Ray Farnesi, Tiffany Murch

Community members / guests present: Jerry Brueckner, William Campbell, Susan Clare, Frank Conway, Karen & Bill Dryden, Allen Embon, Brad Fager, Andrea Gilde, Hartman family

Pledge of Allegiance

The Pledge was led by Chris Shelton.

President's report (Chris Shelton)

The normal spring activities are underway in the Isle with residents out in their yards, boats being prepared for the season and the daffodils in bloom. I will be writing my annual spring message for the Newsletter soon!

I spread 250 tons of crusher run for road repairs on Mowbray, Bennett and some intersections. Millings were not available so this material was used instead.

As a reminder, there will be a special meeting on April 30 at 7:00 pm at the pavilion on the topic of the road paving project where we will answer any questions concerning this project. There is an e-mail account established to receive questions from property owners.

John Murray must drive to Pennsylvania tonight, providing there are no objections, he will deliver his committee report earlier than normal. No objections were raised.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on March 20, with a response deadline of March 22. Final minutes were e-mailed to the Board on March 23, 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 March 23, 2015; the minutes were posted on the website on March 24, 2015.

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

At John Murray's request, and there being no objections raised, his committee report was submitted "out of normal order" so that he could depart for Pennsylvania:

- **Roads / Drainage Improvement and Planning (John Murray)**

- **Rolling Ave Drainage Improvement**

- All re-grading has been completed. To reduce the cost of mobilization all of the Rolling Avenue projects were combined and completed at the same time including **Rolling Avenue South East**, a project that was not included in this year's Road Improvement Budget Allocation. Darrell was also done at the same time. We request that the funds

that were placed in Reserve as a result of not being used for Beach Erosion be allocated for this purpose.

Comments:

- There is a piece of equipment which was left on Darrell which needs to be removed; John will follow up with S&M.

Mason Lane, Cliffview Drive and Gull Circle

Construction on both of these projects is scheduled to begin the first week in May. Each will take approximately 2 weeks. Initial deposits were dispersed to the contractors so that they can begin to order materials. Surveyors have been given their instructions so that construction stake out can begin. Final documents for Mason Lane are being submitted to Cecil County Soil Conservation District. A Final Grading Permit is forthcoming.

Discussion:

- If all goes well, this project will be completed in May. Weather and material delivery are the possible issues for delay.
- Karen Dryden asked about a stone pile on Gull Circle; John Murray will investigate.

Post Meeting Note:

- John Murray reports that the crushed stone on Gull Circle does not belong to the contractors, if left there, it will be fine graded into the project.

Community Wide Paving Project

Thanks to the hard work of the Information Dissemination Team and volunteers, an Information Flyer was prepared, printed and mailed to the entire community. A special public meeting will be held at the Pavilion, Thursday April 30th at 7:00 PM. All are invited to attend.

Treasurer's Report (John Reber)

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

Income:

- \$ 120.00 – Boat Storage
- 36.00 – Keys
- 195.00 – Membership
- 205.00 – Moorings

Expenses:

- \$ 103.88 – Printing / Mailing – notices
- 1001.60 – 5K – tee shirts / gift cards / printing
- 195.55 – Kubota mower payment - 19 payments remain

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

Expenses:

- \$ 87.98 – beach – new grille
- 31.60 - Electricity
- 4366.51 – Road hazard poles & 8 loads of crusher run road repair material
- 26.00 – Survey Monkey subscription

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

John Reber announced that he will retire from the Treasurer's position at the end of this term due to increased work responsibilities.

Committee Reports

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

Our event occurred as planned on 3/28. There were 67 registrations, somewhat down from last year. I don't have a complete financial report yet as some of the income was not received at the time of the event. This event generated approximately \$ 500. in profit.

The event was a success, despite the snow and cold weather. We promised that the weather would not be worse than it was in 2014, and indeed it was not worse. It was just differently bad.

Thank you to our generous sponsors and hardy volunteers.

I have some leftover t-shirts available for sale. We can have them available at Spring Clean Up on 4/25 - \$ 15., a great shirt to work in!

- **Architectural Review (Bill Dryden)**

A 12' x 14' shed was approved for Lot: F-06, 165 Cliffview, Jerry & Barbara Brueckner.

The shed will be constructed at the rear of their driveway.

The construction of a new home on the Niemczewski property was previously approved; however the construction was never started. They requested and were approved for the construction of a larger home.

Comment:

The old house has already been torn down, construction of the new home has not been started.

- **Beach (Jim Carter)**

April 25 is Clean-Up Day at the beach! Meet at the pavilion at 8:30

Aside from a general clean up of the area, we have several special projects:

- Rebuild one picnic table which was skipped several years ago.
- Replace the flag pole halyard.
- Install one new "park style" grill.
- Apply sealant to the stationary benches along the beach road.
- Inspect and draw up a material list for rebuilding the swim floats.
 - Take inventory of floatation foam in the garage.
- Roto-till the weeds in the playground area.

The bath rooms are fully operational and keys will be available at Clean-up Day.

Contact Jim at: jtcarterphoto@comcast.net

- **Shoreline Erosion (Don Manges)**

Nothing new to report.

- **Bulletin Boards (Karen Dryden)**

The March 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)**

We had the Progressive dinner in March, and the EASTER egg hunt April 4. I have no details on these events as yet. Clean up is this Saturday the 25th.

Comments:

The Easter Egg Hunt went very well, thanks to Tiffany and all of her volunteers who helped the Bunny hide about 1400 eggs! Food, eggs, crafts and games what else could you ask for!

- **Fourth of July (Diana Hawley & Andrea Gilde)**

Diana and Andrea are starting to make plans for the 2015 event. All volunteers and suggestions are welcome.

- **General Maintenance / Erosion (Sonny Hayes)**

Nothing to report.

I can still be contacted at 410-287-7588 or hayes5626@aol.com.

- **Road Maintenance (Sonny Hayes)**

I returned from Florida in early April and did fill potholes on several streets. S&M did work on the south end of Rolling and Mobray. I saw that Pine Lane needs some work and will get to it soon.

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

Discussion:

- Jerry Brueckner complained that the area behind the garage is an eyesore with millings and a dirt pile; this affects several of the properties on Cliffview. He also said that some residents are using the area as a dump for yard waste.

Sonny will tidy up the area; Jerry volunteered to help.

We probably need to post "No Dumping" signs after the area is cleaned up

- **Grass Mowing (Karen Dryden)**

OPEN LOTS:

(38) CICA Seasonal Contracts (representing 41 lots) were sent out March 20, 2015 (Balance of lots is being maintained by owners or is not "cut-able")

(15) Contracts and payments received to date.

*MOWING OF LOTS WILL COMMENCE IN LATE APRIL

Discussion / Clarification:

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

This response rate is 40% lower than last year at this time; Karen will follow up.

Brad Fager is cutting Tom Kelmartin's lot next to his home.

- Harbor (Bill Dryden, Interim Harbormaster)

The mooring puller has been re-decked and small repairs made to the floating docks, under the direction of Bob Biedermann.

The Mooring Pick-up went well on March 21st.

The Mooring Set and dock placement went well on April 11th thanks to a hard working crew and good weather. To date we have (45) mooring reservations which is similar to 2014.

A couple of moorings and speed floats should be placed on April 25th, which is Clean-up Day. There is a lot of wood / logs in the harbor for Clean-Up Day.

As the board was previously advised, I will no longer be the Harbor Master after April 30, 2015; I will return to volunteer status.

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 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] – in foreclosure

- (2) Liens placed against owner (Lam's paid his lien in full)

- Miller/PNC Bank was wiped out with the foreclosure)

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 – lien was wiped out.

2014 MEMBERSHIPS:

- (314) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (97.21%)
 - Plus (5) Mason Lane Owners
 - Plus (2) Partial payment .
- (211) – Of those paid have joined the Association
 - (2) – Hill – in foreclosure

2015 MEMBERSHIPS:

- (287) - Lot owners have paid their Maintenance Fees in full for 2015 to date (88.85%)
 - Plus (4) Mason Lane owners
 - Plus (5) Partial payments
 - This is slightly ahead of 2014.
- (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**
- **2015 Unpaid Maintenance Fees began accruing 6% interest beginning April 1, 2015**
- **Third Invoices will be sent out by the middle of May**
- **Bath House & Shuffle Board keys were mailed out April 7, 2015 (additional keys are available)**

- Newsletter (Andrea Gilde)
Spring Newsletter -- still working on it and awaiting a few key materials. Hopefully it will go out by the end of April, or early May.

Please submit any copy to Andrea via e-mail 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:

4/25 5/22 5/30 6/6 6/13 6/14 6/19 6/27 6/28 7/4 7/11
7/17 7/24 7/25 8/1 8/14 8/23 9/3 9/26 10/17 10/31 12/19

23 reservations ; 8 private events plus 15 scheduled Community events:

April 25 (Spring Cleanup), 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).

I can be reached at 410-287-7588.

- Tractor (Tom Grieco)

Broken tractor rear window ordered by Chris for replacement by AG Industrial, pending.

- Tom will follow up on the window order and installation.

Clutch needs to be replaced.

- Slipping only in high ranges while under load, i.e., snow plowing; this needs to be done before winter.

Hazard flasher diagnosis, now low priority, pending.

Kubota Mower - Engine oil and filter changed April 19 at 440 hours of use. 400 hour service overdue. Mower deck anti-scalp wheels and bolts, and discharge chute needs to be replaced.

- Web page / E-mail /Technology (Diana Hawley)

Please report any additional web site revisions to Diana Hawley.

chesapeakeisle.secretary@gmail.com

Discussion:

We are investigating the possibility of adding wi-fi service at the pavilion. Comcast ran a cable to the pavilion during their wiring of the community. Comcast wants to charge an excessive fee for business service to the pavilion. Chris Shelton and Andrea Gilde are investigating.

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.*)

Ken Hartman requested permission to trim some trees along the beach road near the pavilion in the interest of preserving their view.

- Permission was granted with the understanding that the trimming was not to be extreme and prompt clean up of debris was required. Chris thanked Ken for coming to the Board and asking for permission.

Jerry Brueckner asked that “No Dumping” signs be posted in the area behind the garage and that we mention this in the Newsletter. The area on the edge of the State Park is not to be used for dumping as this is a protected wetland and violators could face fines for dumping.

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.)*

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 4th 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.

Status:

There has been a little beautification done with materials being covered, but construction has not yet started.

Jacobs Nose Trimming:

This project was done April 4 and 11 by 9 volunteers, 4 of whom worked both days. Thanks to all that helped with this!

New Business

Tom Grieco - Garage clean up needed.

- Several different groups are using the garage for storage – Beach, Harbor, etc.
- Sonny and Jim both volunteered to help with this project.

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, May 19, 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 9:13 pm.

Executive session followed – Man & Woman of the Year was discussed.

Respectfully submitted,
Jim Carter, CICA Secretary