

**CICA Board of Directors' Meeting**  
**May 19, 2015**  
**7:00 p.m.**

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

**Board members absent:**

**Community members / guests present:** Brian Clare, Frank Conway, Karen & Bill Dryden, Andrea Gilde, Jeff Mack, Michael Pantalone, Don Smith, Bill Wood

**Pledge of Allegiance**

The Pledge was led by Chris Shelton.

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

The road paving project continues forward and occupies much of the Board's time.

I finally made time to compose my President's Message for the Spring Newsletter, your copy will arrive soon!

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

Jim e-mailed the draft minutes to the Board on May 4, with a response deadline of May 6. Final minutes were e-mailed to the Board on May 6, and were approved (11 yeas, and 1 non-vote which counted as a yea) with minor requested changes incorporated.

The final minutes were posted on the Beach and Harbor bulletin boards on May 6, 2015; the minutes were posted on the website on May 13, 2015.

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

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

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

Income:

- \$ 120.00 – Boat Storage
- 1750.00 – Donation – 5K timing services from Blue Cheetah
- 78.00 – Keys
- 450.00 – Membership
- 550.00 – Moorings
- 4722.72 – Mowing
- 2233.75 – 5K

Expenses:

- \$ 2.39 – Community Events
- 37.10 – Electricity
- 59.47 – Mooring services – food
- 136.85 – Web hosting / new provider
- 1750.00 – Blue Cheetah

195.55 – Kubota mower payment - 18 payments remain

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

Expenses:

\$ 31.49 - Electricity  
38.61 – Harbor  
249.66 – Printing / Mailing  
26,596.00 – Gull / Rolling / Rollins project deposit  
35,500.00 – Mason Lane project deposit

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

### **Committee Reports**

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

We made \$886.15 in profit from the 2015 5k.

It must be noted that Blue Cheetah Timing donated timing services valued at \$1750.00, and all of the refreshments were donated as well.

Cash donations (sponsors) were \$500. ; In-kind donations (\$175. gift certificates);  
Registration fees (\$1733.75)

Gift certificates purchased (\$100.00); Timing Services (\$200.00); Bibs (\$146.00);  
T-shirts (\$797.72); Printing (\$103.88)

- **Architectural Review (Bill Dryden)**

An in ground swimming pool was approved for Kevin Slezak, Lot: V-09, 5241 Turkey Point Road. A fence will be installed around the pool.

- **Beach (Jim Carter)**

April 25 was Clean-Up Day at the beach. We had a good turn out and a productive work day. The team of volunteers accomplished a lot! Thanks to all who came out and to the Community Events Committee for providing coffee and pastries in the morning and the traditional pizza lunch.

The following was accomplished or at least started:

- General clean up of the pavilion and grounds.
- Replaced several rails in the split rail fence at the top of the hill.
- Rebuilt one picnic table which was skipped several years ago.
- Replaced the flag pole halyard.
- Set a pipe in concrete for one new "park style" grill, providing two grilles at the cluster of four picnic tables near the volleyball court.
  - The grille was installed later.
- Applied sealer to the stationary benches along the beach road.
- Inspected and drew up a material list for rebuilding the swim floats and platforms.
  - Took inventory of flotation foam in the garage.
- Roto-tilled the weeds in the playground area.

- One defective GFCI outlet was discovered at the pavilion.
  - Replaced after Clean-Up day.
- One piece of wood on the stationary bench at the top of the hill broke over the winter; discovered on Clean-Up Day; replaced.

Last weekend, Gary and Luke Gilde and Polly Carter helped me to refurbish and re-cover both swim platforms; the flotation foam was replaced on one platform. Gary inspected the swimming area boundary floats; some chains, swivels and shackles were replaced on the floats. Gary and Luke set the swim platforms and boundary floats on Monday – just in time for Memorial Day weekend! Many, many thanks to Gary, Luke and Polly for their help!

The design of the swim platforms has been changed slightly; we have incorporated an access panel into the top of each float which allows transportation without the need to flip the platform and allows them to be stored “right side up”. Hopefully, this will minimize stress and carpet damage to the platforms during transportation and winter storage.

The beach bath rooms are fully operational and keys are still available from Karen Dryden.

**PARKING REMINDER:** All vehicles using the Beach or Harbor parking areas must display a CICA sticker, or a Guest Pass, or face possible towing. Stickers are available from Karen Dryden at no charge to all property owners and residents.

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

- **Shoreline Erosion (Don Manges)**  
Nothing new to report.
- **Bulletin Boards (Karen Dryden)**  
The April 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)**  
Spring cleanup had a low turn out, pizza was served to all the hard workers that did show up. The Library is now open. Cocktail social will be held on 5/22. The Annual Ladies brunch will be on 6/6/2015. Supplies for the pavilion have been purchased for the season.  
I did not get a request for the Community Events budget, but I do not see any cause for changes. Last year's budget can be duplicated for the coming 2015-16 budget request.
- **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 be reached at 410-287-7588 or [hayes5626@aol.com](mailto:hayes5626@aol.com).

- Road Maintenance (Sonny Hayes)

Nothing to report.

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

- 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")

(24) Contracts and payments received to date.

(5) contracts have not responded; CICA is cutting these lots and billing on a per cut basis.

\*MOWING OF LOTS COMMENCED IN LATE APRIL

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

- Harbor (Bill Dryden, Harbormaster, Ret.)

The Spring Clean-up went well thanks to many helping hands.

Speed floats and a late mooring reservation have been planted in the Harbor.

The Harbor is ready for the Summer Season.

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!

**PARKING REMINDER:** All vehicles, **including boat trailers**, using the Harbor parking area must display a CICA sticker, or a Guest Pass, or face possible towing. Stickers are available from Karen Dryden at no charge to all property owners and residents.

- 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 re-opened 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

- 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) Liens placed against (Foley/Jones, Lam & Miller/PNC Bank)
    - (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.
  - (2) – Hill – in foreclosure

- 2014 MEMBERSHIPS:**

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

- 2015 MEMBERSHIPS:**

- (284) - Lot owners have paid their Maintenance Fees in full for 2015 to date (87.92%)  
Plus (5) Mason Lane owners  
Plus (3) Partial payments  
- This is slightly ahead of 2014.
- (177) - Of those paid have joined the Association (54.79%)

- **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**
- **(34) Third invoices will be sent out by the end of May, 2015.**
- **Bath House & Shuffle Board keys were mailed out April 7, 2015 (additional keys are available)**

- Newsletter (Andrea Gilde)

The Spring newsletter is in it's final editing stage and will be out by the end of the week.

Please submit any copy for future issues to Andrea via e-mail [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:

<b>5/22</b>	5/24	5/30	5/31	<b>6/6</b>	6/7	6/9	6/13	6/14	<b>6/19</b>	6/20
6/27	6/28	<b>7/4</b>	7/5	7/11	<b>7/17</b>	<b>7/24</b>	7/25	8/1	<b>8/14</b>	<b>8/23</b>
<b>9/4</b>	9/19	<b>9/26</b>	<b>10/17</b>	<b>10/31</b>	<b>12/19</b>					

16 private events and 12 Community events:

May 22 (CICA Social), May 24, May 30, May 31, June 6 (Ladies Brunch), June 7, June 9, June 13, June 14, June 19 (CICA Social), June 20, June 28, July 4 (CICA), July 5, July 11, July 17 (Bingo), July 24 (Social), July 25, Aug 1, Aug 14 (Bingo), Aug 23 (Annual Mtg), Sep 4 (Social), Sep 19, Sep 26 (Social), Oct 17 (Fall Cleanup), Oct 31 (Halloween), Dec 19 (Christmas Caroling).

I can be reached at 410-287-7588.

- Road Maintenance and Drainage (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, Cliffview Drive and Gull Circle**

Work is advancing, nothing new to report.

- Mason Lane stake out is scheduled for next week.
- All permits are either in hand or in progress.
- Chris requested a firm completion date from John Murray.
  - John will follow up with S&M Paving.

**Community Wide Paving Project**

A special public meeting was held at the Pavilion, Thursday April 30<sup>th</sup> at 7:00 PM. The meeting was well attended by the Board and approximately 60 members of the community. Immediately following this meeting, an Executive Session will be held to determine what next steps are necessary to advance this important project.

*Discussion:*

- We have an audio recording of the special community meeting held on April 30. The question was raised if we would be transcribing this recording.
  - The Secretary is not eager to transcribe the approximately 3 hours of audio recording.
  - A motion was made, seconded and passed unanimously to investigate the cost of professional transcription.
    - Chris Shelton to investigate.
- Andrea raised the point that this recording should be preserved in a more permanent manner than on the small recording device which was used at the meeting.
  - The Board agreed.
    - Chris and Andrea will investigate means of preservation.

- Brian Clare noted that when this issue was last raised in 2009; the meeting recording was transcribed and was about 20 pages in length.

- Tractor (Tom Grieco)

Waiting for a response on my follow up call to Ag Industrial regarding tractor rear window order.

- Ag Industrial was contacted and they seem to have lost the order.

Kubota mower deck parts were replaced along with the deck wheels.

Serviced garage air compressor and bench grinder.

- Andrea asked if it would be possible to install the rake attachment for use on the beach; Tom investigating.

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

Please report any additional web site revisions to Diana Hawley.

[chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com)

*April meeting 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.

*Update:*

*Investigation is still underway by several Board members – Comcast only seems interested in supplying us with a “business” connection at a prohibitively high cost. We are trying to negotiate a “residential” rate on a month to month basis.*

**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.)

**Frank Conway:**

There are two dead trees near Frank’s home. One is definitely on his property, the other is very near the right-of-way boundary for Mason Lane; this second tree *may* be on CICA property.

Frank requested permission to have a professional tree service / arborist remove the dead tree which may be on CICA property. The tree service will obtain the necessary permits for removal of both trees. Permission was granted.

Frank also asked if the removal of these trees would interfere with the Mason Lane project activities. John Murray said that this would not interfere with the stake out activities on Mason Lane.

**Michael Pantalone and Jeff Mack:**

*Note: This section of the minutes has been condensed / summarized; the Secretary has attempted to include all salient points presented.*

Michael is opposed to paving the roads. Further he feels that the informational letter which was sent to property owners was very “one sided”, stating only the positive points of the proposed paving project and none, or very few, of the negative points. Jeff agrees with Michael.

Michael feels that according to Maryland Homeowners Association codes, specifically 11B-111.3 (c), the Board is required to fully disclose all positive and negative aspects of the proposed project. John Murray concurred and thought they had already been presented.

Michael could not quote this section and Chris Shelton will investigate.

Both Jeff and Michael felt that the brief disclosure in one of the letters that the millings, which we currently use, are banned in some States but not in Maryland, have certain carcinogenic properties was inserted into the letter only as a “scare tactic”. The Board feels that to not disclose this would be a serious omission – “you’re damned if you do and you’re damned if you don’t”.

The Board felt that over the months long course of this discussion, the Board has disclosed all of the negative and positive aspects of the project. Dissemination of this information has been done via Board Meeting Minutes posted on our web site and bulletin boards, e-mail, a web-based opinion survey of property owners via Survey Monkey, an informational letter contained with Community Maintenance Fee invoices, phone surveys soliciting opinions from those who had not responded to either written or web surveys, and a special informational Community Meeting held on April 30 which was attended by about 60 property owners – a synopsis of this Meeting will be presented in the CICA Spring Newsletter which will be published in the very near future.

Chris invited Michael to present any negative aspects of the project to both the Board and Community at large. Michael agreed to present said list.

The Board felt that all negative aspects were presented and responded to at the Meeting on April 30. The primary negatives being 1) cost, 2) speeding and 3) loss of “country feel” to the Community. Again, check the Meeting synopsis in the next Newsletter.

Ray Farnesi commented that to pave the roads is a fiscal decision more than anything – continuing to maintain the roads, which we are obligated to do, is paid for by all in the Community. The ROI is roughly 7 years and the project has a projected minimum lifespan of 15 years based on sections of the Isle which are already paved. Sonny commented that he is down to 4 or 5 volunteers for road repair and they are all aging, soon we will have to hire professional crews at a cost of \$300. - \$400. per crew hour for maintenance. As stated in numerous communications and at the Meeting – we can pay to pave or pay to maintain our gravel roads with all of their inherent problems.

Michael questioned how we arrived at the 10% increase in property value by having paved roads – answered at the Meeting, answer: from local realtors.

Bill Wood, engineer, commented that we may need to move on this quickly since the environmental regulations are becoming stricter by the month and we *might* not be able to do this in the future. Sediments contained in storm water run off would be the potential issue.

Michael inquired if the Board was “financially indemnified” since they would be handling a very large sum of money. Chris responded that the Board is insured to cover any theft, embezzlement, or mishandling of funds.



Michael inquired how we would monitor the contractor's performance – are they really complying with the specifications? Answer: An independent engineer will be monitoring the installation, taking core samples and the like to assure compliance.

Jeff Mack inquired if there are any other large projects like this on which are foreseen by the Board in the future. Answer: no.

**Chris Shelton:**

It has been reported to Chris that there is activity at the foreclosed Rizzo property on Bennett. It appears that there is construction in progress at that home which is to be expected in order for the bank to prepare the property for sale.

The most noticeable is the construction of a temporary railing on the front porch and a "Beware of the Dog" sign which has been posted.

Of concern to the resident is that there appears to be someone living in the property – this occupancy may be a worker who is authorized by the bank, or may be a "squatter" situation.

*Discussion / Action:*

- Chris stated that any construction workers should be coming in the morning, working their day and then leaving at the end of the day.
  - Jim stated that as a small contractor he had stayed in unoccupied private residences while working on jobs for the owners on two occasions. Both times he had done this, the job site was a 2+ hour (one way) commute from his home. This was done with the consent, or at the suggestion, of the property owners. If the bank has given their permission for the worker(s) to stay in the house, there is not a problem.
- Karen Dryden will inquire as to this apparent occupancy with the bank.

*Post Meeting Action:*

I contacted Fanny Mae who then gave me the name of the realtor who is responsible for checking on the property during the repairs.

He checked the property yesterday [Wednesday] afternoon and there was no sign of squatters only contractors which may be working at the late hour.

If anyone should continue to see something out of the ordinary, please let me know and I will make a follow-up call.

**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.

*Note: A Man and Woman of the Year were selected in Executive Session following this meeting.*

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.

### **New Business**

Sonny Hayes:

1. Tree's at the Beach with infestations of tent caterpillars.
  - A motion was made, seconded and passed unanimously to authorize Sonny to contact an arborist / pest control operator to determine what action should be taken. In the event that some immediate action needs to be taken, Sonny will contact the Board via e-mail for a vote and authorization to proceed.
2. Pay rate for Cutting Grass and plowing snow.
  - Sonny requested a pay increase from \$10. to \$15. per hour for the grass cutting and snow plowing crews.
  - Sonny noted that wages have remained unchanged for years.
  - There was no opposition voiced, however, it was noted that this would have to be incorporated into next year's budget process.

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

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, June 16, 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 8:50 pm.

Following a short break, Executive Session convened to discuss:

- Election of the Chesapeake Isle Man & Woman of the Year.
- Road Paving Project topics including timing and ballot wording, labeling, distribution and counting procedures.
  - During Executive Session which followed this meeting, a motion was made, seconded and a roll call vote was taken authorizing the mailing of Ballots for the Road Paving Project to all property owners in June, and further authorizing a special meeting in July to count the returned Ballots.
    - This motion passed with 11 yeas and 1 nay (John Reber).

Respectfully submitted,  
Jim Carter, CICA Secretary