

**CICA Board of Directors' Meeting**  
**June 16, 2015**  
**7:00 p.m.**

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

**Board members absent:** Phyllis Doyle, Tiffany Murch, John Murray,

**Community members / guests present:** Frank Conway, Karen & Bill Dryden, Andrea Gilde, Jeff Mack, Don Manges, Charles & Bethia Nier, Bill Wood

**Pledge of Allegiance**

The Pledge was led by Chris Shelton.

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

Chris extended welcome to our community member guests.

Thanks to the Budget Committee and the Paving Project Committee for all of their hard work in recent months – especially Andrea who has done much of the “heavy lifting”!

The recent rains have put us somewhat behind in our road construction projects, but the contractors are ready as soon as the weather cooperates – mobilization should begin very soon. Miss Utility has completed their work on Mason Lane.

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

Jim e-mailed the draft minutes to the Board on May 29, with a response deadline of May 31. Final minutes were e-mailed to the Board on May 31, and were approved (10 yeas, and 2 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 June 3, 2015; the minutes were posted on the website on June 6, 2015.

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

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

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

Expenses:

- \$ 121.66 – Community Events
- 33.90 – Electricity
- 478.74 – General Maintenance – drop box repairs & garage door
- 435.93 – Mooring services – hardware and plywood
- 346.00 – 5K
- 195.55 – Kubota mower payment - 17 payments remain

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

Expenses:

- \$ 76.24 – Beach – pizza for Clean-Up Day

31.61 – Electricity  
136.63 – General Maintenance - mailboxes  
76.24 – Harbor  
270.80 – Printing / envelopes / supplies  
450.00 – Roads Capital Expenditure – Gull & Cliffview – Sturm Mgt. Services  
2770.00 – Mason Lane Funding – Sturm – Construction documents / consulting

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

### **Committee Reports**

- **Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)**  
Nothing to report.
- **Architectural Review (Bill Dryden)**  
Since the last Board meeting the removal of a shed and replacing it with a 14' x 20' shed was approved for:  
Lot: V-08, 5215 Turkey Point Rd.; Martin, Robert & Tammy
  - The old shed on this property was in violation of the setback requirements; the new shed is in compliance with the setback requirements.

Also approved were some improvements for the Murray property, Lot: I-06, 5083 Turkey Point Road.

- The kitchen was extended over the rear deck and part of that deck is now a screened porch. The roof was raised over the front bedroom, which did not have a normal ceiling height.
  - None of the work changed the foot print or changed the required setbacks; County Building Permits were obtained.
- **Beach (Jim Carter)**  
**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)**  
Harbor erosion has been broken down into two areas: that on the river side of the dingy racks and that behind Cook's lot G18. The Proposal on hand came in at \$30,500 for the area behind Cook's lot and \$7,200 for the area by the dingy racks. The area behind Cook's is straight forward but the area by the dingy racks is more involved. This latter area requires the moving or elimination of some of the dingy racks.  
*Discussion:*
  - There is no money allocated in the 2015-2016 budget for this project.
  - Karen will get a count / revenue accounting for dingy rack rentals.

- Bulletin Boards (Karen Dryden)

The May 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)

The Ladies Brunch was attended by 30 people, lots of excellent food; we welcomed 3 new people.

The Pancake Breakfast was cancelled.

Upcoming: cocktail social on 6/19/15.

We have set a date for the Community Yard Sale; Saturday, September 12, from 8 to 1. Please contact Sue at [seeleym51@netzero.net](mailto:seeleym51@netzero.net)

*Discussion:*

- Andrea has a different date for the Yard Sale, she will clarify date before publishing in the Newsletter.

- Fourth of July (Diana Hawley & Andrea Gilde)

Planning is well underway for the Community Fourth of July celebration. A flyer will be sent to the community with more info. Anyone who would like to donate new items for the silent auction should contact [dianahawley@gmail.com](mailto:dianahawley@gmail.com). or, [andreagilde@gmail.com](mailto:andreagilde@gmail.com)

- General Maintenance / Erosion (Sonny Hayes)

Nothing to report.

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

- Grass Mowing (Karen Dryden)

OPEN LOTS:

(38) CICA Seasonal Contracts (representing 41 lots) were sent.

-(Balance of lots is being maintained by owners or is not cuttable).

(25) Contracts and payments received for CICA Seasonal Mowing to date

(4) Lots cut and billed per/cut as owners have not paid the seasonal rate or contracted a lawn service.

(1) Lot: G-06 (Witte) with home, cut as owner has not contracted a lawn service and grass exceeds the six (6") requirements. Owner has been billed per/cut.

\*MOWING OF LOTS COMMENCED IN LATE APRIL

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

*Discussion:*

Before we purchased the Kubota Zero turn mower, the policy was that we did not cut any lots which had a house. We were cutting using the tractor with the mower deck and it was thought that this was too risky to cut lots with houses on them.

It is the feeling of Sonny and the Board that lots with houses on them could be

safely cut using the Kubota and the owners billed on a per cut basis.

Karen will first contact the owner and then e-mail the Board for approval before cutting any lots with homes on them .

- Harbor (Bill Dryden, Harbormaster, Ret.)

The ladder, half way down the boat ramp, has been installed.

It was designed and installed by Wally Bullwinkle at a cost of \$217.35 to the Community.

The Self-Help attitude is still alive at the Harbor

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.

**Free Firewood:** There is still some driftwood at the Harbor which was collected at Clean-Up Day, you cut and haul!

- 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 books come in and the books go out!

Please contact Joan Ferrick (410-287-9595) to access the library during off hours.

- 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:**

- (315) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (97.52%)
  - Plus (5) Mason Lane Owners (“Exempted” properties)
  - Plus (2) Partial payment .
- (211) – Of those paid have joined the Association (65.32%)
  - (2) – Hill – in foreclosure

**2015 MEMBERSHIPS:**

- (293) - Lot owners have paid their Maintenance Fees in full for 2015 to date (90.07%)
  - Plus (5) Mason Lane owners
  - Plus (2) Partial payments
- (179) - Of those paid have joined the Association (55.41%)

- **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 May 30, 2015.**
- **Bath House & Shuffle Board keys were mailed out April 7, 2015 (additional keys are available)**

- Newsletter (Andrea Gilde)  
The Spring newsletter went out at the end of May.

The next issue will need to go out immediately following the paving vote in July.

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

- Nominating (Sonny Hayes)  
Phyllis will be dropping off of the Board at the end of this year. I have several people that I am “working on”.

Anyone interested in running for the Board please contact Sonny at [hayes5626@aol.com](mailto:hayes5626@aol.com)

- Pavilion Rentals (Sonny Hayes)  
The pavilion is currently committed for **Community** and private events on the dates below for 2015:

<b>6/19</b>	6/20	6/27	6/28	<b>7/4</b>	7/5	7/11	7/12	<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>		

10 private events and 11 Community events:  
June 19 (CICA Social), June 20, June 28, July 4 (CICA), July 5, July 11, July 12, 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)

Following the heavy rain during the first week of June, I repaired several areas that washed out. Worst areas were Mobray & Rolling and Gull Circle & Cliffview. I can be reached at 410-287-7588 if there are any problems or concerns.

Discussion:

- There are drainage issues on Bennett – John Murray is aware of this problem and it will be investigated prior to paving (provided that project is approved).
  - Possible collapsed drain pipe.
- The new drains and catch basins at Rolling and Harbor worked well during the recent heavy rains.
- Jeff Mack asked if we had any say as to drainage on Turkey Point Road.
  - Answer: Not really, however, Sonny has pretty good rapport with the State Highway Department and can request some work.
  - Sonny and Jeff will meet to discuss some problems along Turkey Point Road.

- Roads / Drainage Improvement and Planning (John Murray)

**Mason Lane, Cliffview Drive and Gull Circle**

Work is advancing. All utilities were marked and stake out completed. Staking has been field checked. Miss Utility has to return for final marking of underground utilities. As of this morning that was not completed and has been called in again. This is an important part of the work that must be completed before excavation can begin.

Work with a landscape contractor, and a tree pruning company doing separate work for home owners on Mason Lane has been coordinated. Tree pruning is complete. The landscape contractor working on the Chira property will be delivering material this week. This will not interfere with the CICA work.

All residents on Mason lane and Cliff View/ Gull have been notified in writing that work is beginning. Equipment mobilization will begin as soon as the weather cooperates.

**Community Wide Paving Project**

All ballots were sent out to the community June 12 , 2015 with a self-addressed stamped envelope, with instructions to be received no later than July 10, 2015 or to be hand delivered to the public meeting being held 1:00 PM, July 12, 2015, at the Pavilion where all ballots will be opened and counted.

MINOR CORRECTION TO THE BALLOT

Note: There was a small error on the ballots that went out. The date of the court case was listed as 2009 but it should have been 2005. I would just like for the correct date to be acknowledged. Corrected wording:

- “If approved, all properties within Chesapeake Isle are to be assessed a pro rata (equal) share of the project cost, as per Cecil County Circuit Court Ruling #04-201, filed on 9/8/2005.”

As part of this mailing the projected 2015-2016 Community Maintenance and CICA Budgets were also mailed. This projected budget shows that *if the Road Paving Project is*

*approved* a reduction of nearly \$300 from the current Maintenance Fee will be realized per lot.

Thank you to all who helped with completing this important task.

- Tractor (Tom Grieco)
  - Followed up again with Ag Industrial on tractor rear window. It is now “on order”.
  - Fuel filters changed on the Kubota.
  - Last month, Andrea asked if it would be possible to install the rake attachment for use on the beach; Tom investigating.
    - Rake attachment is in the outside storage area; pending clean up of the area.
  
- Web page / E-mail /Technology (Diana Hawley )
  - Routine updates continue to be made to web site.
  - Please report any additional web site revisions to Diana Hawley.  
[chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com)
  - Andrea and Chris have negotiated with Comcast and have managed to get the pavilion classified as a residential service location. This allows us to obtain wi-fi service there for \$40./ month with no long term contract.
    - Comcast came last week to do the installation, however, it was discovered that the initial box installation was not completed.
    - Comcast will be back later this week to complete the installation.

**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.)*

Jeff Mack:

- 1) Asked if there was a source for the BOD Minutes. Answer, on the website.
- 2) Asked if golf carts were permitted on Turkey Point Road.
  - Technically, golf carts are not permitted on the Community roads or Turkey point Road. However, the Community is very lax in any enforcement effort. Turkey Point Road is not a Community road, we have no jurisdiction.
- 3) Asked if there is funding in the paving project for any sort of speed control devices.
  - Answer: Yes, there are funds for speed control devices – type and placement to be determined.
  - Sonny commented that he saw a community which used hawsers (large diameter rope) as speed bumps in the summer. Then in winter the hawsers were removed to facilitate snow plowing.
- 4) Asked if we could perhaps request that rumble strips be installed on Turkey Point Road – like the ones near Walmart on 272. Perhaps at the bottom of the Rogues Harbor hill and in the valley farther out the road.
  - Answer: Jeff and Sonny will approach the State at the same time as they meet regarding the drainage issues.
  - Chris has received complaints also about speeding on Turkey Point Road.
    - Suggested that perhaps we could get a radar trailer installed for a week or so as a reminder to the residents to watch their speed.

General Discussion:

- Work is underway to repair / rebuild the bridge on Old Turkey Point Road.

**Old 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!

**Garage clean up needed.**

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

**Tent Caterpillars**

- The two trees at the beach have been sprayed .

**New Business**

No new business was presented.

**Announcement of next Board Meeting:**

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, July 14, 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 8:36 pm.

Respectfully submitted,  
Jim Carter, CICA Secretary