

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

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

Board members absent: Ray Farnesi, Justin Thomas

Community members / guests present: Beth & Marc Beckert, Bob Biedermann, Brian Clare, Brad Fager, Andrea Gilde, Joe Greenfield, Don Manges, Don Schooley, Perry Stumpo

Pledge of Allegiance

The Pledge was led by Chris Shelton.

President's report (Chris Shelton)

There was an excellent turnout for the Paving Vote Counting, and I am pleased with the outcome.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on June 22, with a response deadline of June 25. Final minutes were e-mailed to the Board on June 26, and were approved (11 yeas, and 1 non-vote which counted as a yeas) with minor requested changes incorporated.

The final minutes were posted on the website and Beach and Harbor bulletin boards on June 26, 2015.

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

Treasurer's Report (John Reber)

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

Income: \$ 40.00 – Boat storage
 5.00 – Keys
 15.00 – Membership
 1552.50 – Mowing
 125.00 – Pavilion rentals

Expenses:

 \$ 230.96 – Community Events – Easter Egg Hunt
 41.06 – Electricity
 1008.00 – Insurance - Liability
 36.64 – Mooring services - fuel for the mooring puller
 379.49 - Wages
 195.55 – Kubota mower payment - 16 payments remain

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

Expenses:

\$ 540.04 – Beach – Clean up day and swim float repair materials
31.66 – Electricity
180.00 – General Maintenance – tree spraying at the Beach
44.97 – Harbor – materials
158.46 – Maintenance - Tractor
49.00 – Membership mailing reminders
3200.00 – Roads Capital Expenditure – Gull & Cliffview – surveying
240.00 – Wages - mowing
3461.84 – Mason Lane Funding – Survey and County fee

Note: A posting error was noted; tractor expenses are split 80/20, CM and CICA. John will correct the postings.

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

Comment / Request: Sonny has noted that it seems to be taking about 3 weeks for the grass cutters to be paid and requested that this be expedited if possible.

Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)
Nothing to report.

- Architectural Review (Bill Dryden)
No activity since the last meeting.

- Beach (Jim Carter)

Reminders:

WATERCRAFT: Please keep all watercraft outside of the swimming areas as marked by the boundary floats. This includes kayaks, canoes and all motorized vessels.

DOGS: Please leave your dogs at home when visiting the Beach or take them to the Harbor area for swimming.

PARKING: 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.

VANDALISM: Please keep your eyes open for persons who are trashing our Beach area. Record names, license numbers and the like. There have been several cases of vandalism or perhaps just slovenly behavior recently at the Beach. If you see suspicious activity, any resident should feel free to call the police or Chris Shelton.

The Beach is meant to be a family friendly area for all to enjoy, public drunkenness is not family friendly.

Contact Jim at: jtcarterphoto@comcast.net

- **Shoreline Erosion (Don Manges)**

Nothing to report.

- **Bulletin Boards (Karen Dryden)**

The June 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 have set a date for the Community Yard Sale; Saturday, September 12, from 8 to 12.

Please contact Beth Beckert - bethbeckert@yahoo.com

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

The 4th of July was a great success! It was very well attended and raised \$2437. for CICA.

Many thanks to all who helped with this event!

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

Garage cleaned up and load taken to the dump. I can be contacted at 410-287-7588 or 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).

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

(1) Lot 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

- **Harbor (Bill Dryden, Harbormaster, Ret.)**

Since the last meeting, (3) new moorings have been placed in the Harbor.

Marc Beckert has come forward and agreed to take over the Harbor Master duties.

Marc has been active in the Harbor and with some coaching from the Senior Harbor group, should do a fine job.

I will begin working with him after I return to the Isle.

The Board extends their thanks to Marc for stepping up to fill this important position!

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)
Since the last Board meeting, final notices have been sent to the following, giving 30 days to pay the overdue amounts for Maintenance Fees including interest before Legal Action is started to collect:

Lot: C-9 – Lyons
Lots: L-3 & 4 – McMenamin
Lots: M - 3 & 4 – Hinkle
Lot: N – 6 - Ostasewski
Lot: N-12 – Foley/Jones
Lots: P – 26 & 28 – Quinn
Lot: U-02 – Smith

Comment: Chris Shelton has been in contact with R.V. Jones, CICA legal counsel, regarding the outcome of the Paving Vote. RVJ is also aware of the possibility of future legal action attempting to block or delay this project; the possibility of this action was insinuated by a community member at the Paving Vote counting meeting on July 12. RVJ feels that CICA is on solid legal ground.

- 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 (98.45%)
(242) – Of those paid have joined the Association
(3) – Lot owners have not responded or paid 2012 Fee.
(1) Liens placed against (Foley/Jones)
(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:

- (299) - Lot owners have paid their Maintenance Fees in full for 2015 to date (92.56%)
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.**
- **(7) Final Letters (representing 10 lots) were sent out July 15, 2015 from the Legal Committee**
- **2015 Bath House & Shuffle Board keys are available**

- Newsletter (Andrea Gilde)
The next issue should be out by the end of this week.

Please submit any copy for future issues to Andrea via e-mail andreagilde@gmail.com

- Nominating (Sonny Hayes)
We currently have 5 candidates running for 4 open positions.

Additional nominations can be made from the floor during the Annual Meeting on August 23.

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

7/24 7/25 8/1 8/8 8/14 8/16 8/23 9/4 9/12 9/19 9/26
10/17 10/31 12/19

4 private events and 10 Community events:
July 24 (Social), July 25, Aug 1, Aug 8, Aug 14 (Bingo), Aug 23 (Annual Mtg), Sep 4 (Social), Sep 12 (Yard sale), Sep 19 (Yard Sale rain date), 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 July, I repaired several areas that washed out. Worst areas were Mobray and Rolling and Gull Circle and Cliffview. I can be reached at 410-287-7588 if there are any problems or concerns.

Brad Fager and Tiffany Murch:

- There is a drainage pipe which is possibly caving in near Brad's house.
 - Sonny will follow up with Brad.
- Tiffany voiced concern that there may be a problem with the drain pipes near her house.
 - John and Sonny will investigate; speculate that the new pipe or catch basin may be clogged with leaves,.

- Roads / Drainage Improvement and Planning (John Murray)

Cliffview Drive and Gull Circle

Work is advancing. Finally the rain has subsided and it looks as though we will actually see construction begin. Equipment was delivered this morning to Cliffview and Gull and I met with the contractor on site to review the work to be accomplished. Weather permitting, this will be completed in two weeks so that we can then move onto Mason Lane.

Mason Lane

I also met with the County this morning to arrange the pre-construction meeting with all agencies, the consultant, the contractor and myself. This meeting will be held Friday, July 25, 2015.

Again, weather permitting, this project will be completed in two weeks.

Chris requested to be informed as to the outcome of Friday's meeting.

Next Steps

Invoice, collect the funds, and finance the project. No small undertaking.

Once the funding is in place it will take approximately 60 days to implement. 30 days for Surveying and Construction Document preparation. 30 days to complete the paving.

Here is a Summary of anticipated allocated funds and costs:

Surveying and Stake Out (Marking Right of Way)	\$ 7,000 - \$10,000
Construction Documents, Construction Administration and Project Supervision (Eric Sturm)	\$ 7,000 - \$10,000
Pavement Testing and Analysis (Independent core sampling & testing)	\$ 10,000 - \$15,000
Base Preparation and Paving	\$ 675,000
	\$ 699,000 - \$ 710,000
Allocated Funds – 323 lots @ \$ 2200. / lot	\$ 710,000

Discussion followed, for the most speakers are not identified:

Q: Does the road paving project include the Beach road and parking area?

A: Not at this time, however we could inquire as to the additional cost. The parking area is larger than you would think and not included in the original proposal which was voted upon.

- Sonny commented that the area is relatively easy to maintain in gravel.

Q: Will the contractor be offering driveway paving?

A: Yes, we believe so, there is widespread interest.

- There was some discussion in the past as to whether it was better to pave driveways at the same time as the roadway or wait for some period of time.

- Will have to get an opinion from the contractor. It is a question of what is better – a “hot” joint or a “cold” joint.

Q: The road is only 20’ wide – what happens at the end of my driveway?

A: Existing paved driveways will be met with pavement at the time of roadway paving.

Q: At the intersection of Mowbray & Rolling the intersection is lower than the swales, what is going to happen there?

A: The level of the intersection will be raised.

Q: There has been reference to the “contractor”, when was the contractor selected?

A: February of 2015, a contractor was selected on a preliminary basis. Using the List of 5 Bidders from 2009, one bidder was eliminated because they were not bonded, 4 bids were sent out. 1 contractor did not respond as requested. The rejected contractor included too many variables within his proposal.

Q: Are there any known areas of encroachment into the right of way?

A: Yes, there are a few, but they are not felt to be serious since the roadway will only be 20’ wide within a 50’ right of way.

Statements and comments:

- There are drainage issues on Caldwell Road from lots K-10 to K-15. There was some work done in the area in 2006, but the problem has returned. May need some work done to the swales prior to paving.

- John Murray will investigate.

- John Murray states:

- Much of the work is already done and is fairly straight forward from this point.

- Consultant is already in place.

- No permits are needed.

- Bid package is already assembled and can be resent quickly.

- We need to have final bids in place before we can actually begin to collect money.

- Bid package will be going out again for final bids.

- We need some additional sub committees to perform additional work – there are lots of resources available.

- There should be at least small committees in place so that all responsibility is not placed on one person, plus provides oversight.

- Financing – Ray Farnesi, Chris Shelton and Andrea plus others?

- Construction – John Murray, Brian Clare, Don Manges and Tiffany Murch.

- These Committees will be finalized and announced at the August BOD meeting.

- We need a time line / order of operations flow chart prepared for this project.
- Many would like to see construction start ASAP – fall construction?
 - Next spring is probably more realistic.
 - Need money before construction begins.
 - Next spring is not a bad option.
 - If we get too far into the winter the hot mix plants will close.
- The current Mason Lane project includes paving of the north end / steep slope section. Sections of Mason Lane are already paved. Once the community paving project is complete, all of Mason Lane will be paved.

- Tractor (Tom Grieco)

Tractor:

Engine oil and filter changed.

Loose hydraulic fitting repaired by Brian Clare.

Rake attachment pulled out of the storage area, moved to behind the garage for easy access and attachment to the tractor for beach cleanup. The box blade was also pulled out.

- Followed up again with Ag Industrial on tractor rear window.
 - They should be calling tomorrow regarding status of the order.

Kubota Mower:

Replaced air filter and repaired badly bent mower deck wheel mount.

Garage clean up:

The garage was cleaned out by Sonny Hayes, Bob Boyer, Rich Ullman and Tom Grieco on June 27. A full pickup load was taken to the dump by Sonny and Rich.

- 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

Also, in a related but still separate issue, I think it is important to note that the Chesapeake Isle Facebook page is not endorsed or operated by CICA or the Board. It is independently managed, and I created it as another avenue to disseminate information on issues related to the community. The Board, however, should be aware that we recently received some offensive and derogatory comments on the FB page from a community member. We removed these comments and addressed it. Please note that we will ban anyone who feels the need to post inappropriate content on this page. It will not be tolerated.

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.)*

- Joe Greenfield informed the Board that they were planning to do some fairly major tree trimming on their property at 11 Cliffview.
 - Joe is using licensed arborists and County regulators will be coming out before work begins. Some of this work falls within 100' of the Bay.
 - Some of the trees involved may be on Community property.
- Beth Beckert: Frequently when the pavilion is rented by residents for private events, signs are placed within the Community to direct the guests to the pavilion. Beth requests that the signs be removed after the event – Thanks!
- Drinking and driving: Contrary to the belief held by some residents, law enforcement does have arrest power for DUI on our private roads. At least one resident has been arrested and charged by the Sherriff's Department with DUI on our roads.
- There was a racially motivated incident recently at the Harbor involving a relative of a resident, yes, alcohol was involved. This is not acceptable behavior and will not be tolerated.

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!

New Business

Community Yard Sale: Beth Beckert announced that the Community Yard Sale is scheduled for September 12 from 8a – 12 noon. The pavilion is available for those who would like to display there. Rain date is September 19.

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, August 18, 2015, at 7:00 p.m. at the Pavilion.

Announcement of Annual Meeting of Property Owners and CICA:

The Annual Meeting of property owners will be held on August 23, 2015, starting at 2:00 pm at the pavilion. The Community Maintenance meeting will be held first, followed by the CICA meeting. The budget which was mailed to all property owners in June will be voted upon. The budget will also be published in the July Newsletter.

Meeting adjourned: A motion was made and seconded to adjourn the meeting; all in favor. The meeting was adjourned at 9:14 pm.

Respectfully submitted,
Jim Carter, CICA Secretary

