

\$ 31.48 – Electricity
525.00 – General Maintenance / Erosion
– contract grass mowing, mosquito spraying
421.68 – Printing / Mailing
24,691.00 – Roads / General Maintenance – to Eric Sturm, S& M paving
(Much of this was budgeted for in FY 2014 /15, but not completed or paid
until FY 2015/16)

NOTE: Discrepancies were noted in the totals shown on the balance sheet, to be amended at a later date. Individual account expenses are correct.

A motion was made, seconded and unanimously approved to accept the Treasurer's reports for September with balance sheet totals to be amended at a later date.

Committee Reports

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

- Architectural Review (Bill Dryden)
Since the last meeting, the following has been approved.

Joe and Jennifer Greenfield, Lot: G-01, 11 Cliffview Drive

They will:

1. Raise the roof on the river side of house.
2. Second floor will have (2) bedrooms and (2) bathrooms.
3. One-half of the existing deck will be covered by the roof change.
4. Existing wood exterior will be covered with vinyl siding.

They have applied for the necessary county permit.

- Beach (Jim Carter)
Our thanks go to Gary and Luke Gilde who retrieved the swim platforms and floats and moved them to winter storage!

Saturday, October 17 was Fall Clean-Up Day at the Beach and Harbor. A small but mighty crew arrived and collected the sand toys, cleaned out the grilles, picked up and burned sticks from the area, roto-tilled the weeds from the volleyball court, raked several tons of seaweed from the beach, re-carpeted one of the stationary benches and stacked and covered the swim platforms for the winter.

Installation of the concrete bases for reflectors on the Beach road was delayed due to road work already in progress. These bases will hold reflectors marking the river side of the Beach Road during "snow plowing season"; the reflectors will be removed during "grass mowing season".

As usual, the Community Events Committee did a wonderful job of providing coffee and donuts in the morning and a nice lunch of pulled pork sandwiches with sides for the workers. Thank you ladies!

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.

The Pavilion door locks were changed on 9/15/15. New keys have been issued; if you were skipped during the initial distribution of keys, let me know.

Contact Jim at: jtcarterphoto@comcast.net

- Bulletin Boards (Karen Dryden)

The September 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 (Tiffany Murch – report ad- libbed by all present!)

This month saw the committee present the Pig Roast, Bake -Off & Hoedown which was a big success with over 100 people turning out for their taste of the pig!

Dawn Campbell won the Bake-Off with her “Pig Cake”, second place was Jess Klinger with her Chocolate Raspberry Torte and Karen McCleary came in third with her classic Apple Pie.

Gary Gilde did a great job cooking – he of course realizes that this means he will be recruited again next year! Thanks to Gary and to Polly for chairing this fun event.

We recognized the Chesapeake Isle Man and Woman of the Year at this event! Ed Campbell and Kathi Lichtenstein were recognized for their long and consistent volunteer service and support of the community. Ed and Kathi, thanks again for all you do!

The Committee also did another great job of keeping the volunteers fed on Clean-Up Day with coffee and pastry in the morning and pulled pork sandwiches and sides for lunch – Thanks to all who helped out!

Upcoming is the Halloween Party at the pavilion on Halloween!

- Fourth of July (Diana Hawley & Andrea Gilde)

Nothing new to report.

- General Maintenance / Erosion (Sonny Hayes)

No general maintenance required this month beyond Clean-Up Day. I can be contacted at 410-287-7588 or hayes5626@aol. com.

- Grass Mowing (Karen Dryden)

CICA’s cutting of empty lots has been completed for the season.

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

- Harbor (by Bill Dryden for Marc Beckert)

There was a good turn out for Clean-Up Day at the Harbor; thanks go out to the volunteers who helped clear the logs and smaller driftwood from the Harbor area.

There is a small bridge over the storm water swale at the Harbor which should either be rebuilt or demolished. Since the Greenfields have purchased the property and intend to live there full time, it is thought that the bridge should be demolished rather than “inviting” trespassers to their property.

There is a picnic table which blocks vehicular access to the Community property along the edge of the Harbor, please do not move that table.

Final mooring pull will be on Saturday November 7, 2015; again help for this pull will be appreciated.

My contact information:

Marc Beckert

marcbeckert@outlook.com

443-693-3462

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)

The legal collection action for past due Maintenance Fees is progressing on:

1. Loretta Foley c/o Patricia Jones

Lot: N-12 – 119 Rolling Avenue

Due: \$837.32

Court date set for December 12, 2015 @1:30 PM

2. Mr. and Mrs. Timothy Smith

Lot: U-02 – Basin Road

Due: \$897.83

Court date set for December 31, 2015 @1:30 PM

- Library (Joan Ferrick)

The books come in and the books go out!

The Library will close for the season on Saturday, October 24, 2015.

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

(3) – Lot owners have not responded or paid 2012 Fee.

(1) Lien 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.

(3) – Hill and Ostasewski – in foreclosure

2014 MEMBERSHIPS:

(316) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (97.83%)

Plus (5) Mason Lane Owners (“Exempted” properties)

(211) – Of those paid have joined the Association (65.32%)

(3) – Hill and Ostasewski – in foreclosure

2015 MEMBERSHIPS:

(306) - Lot owners have paid their Maintenance Fees in full for 2015 to date (94.73%)

Plus (5) Mason Lane owners

Plus (7) Partial payments – all have paid their MF, the unpaid interest owed will be added to next year’s invoice.

(181) - Of those paid have joined the Association (55.60%)

(3) – Hill and Ostasewski – in foreclosure

○ 2015 invoices were sent out November 15, 2014.

○ (76) Second invoices were mailed March 13, 2015.

○ 2015 Unpaid Maintenance Fees began accruing 6% interest beginning April 1, 2015.

○ (34) Third invoices representing 39 lots) were sent out May 30, 2015.

○ (7) Final Letters (representing 10 lots) were sent out July 15, 2015, from the Legal Committee.

○ Lots N-06 & N-12 were turned over to our Attorney for collection.

○ 2016 Invoices will be sent out by November 14, 2015.

• Newsletter (Andrea Gilde)

The next issue of the Newsletter will be coming out very soon. This issue will include a list of property owners who have paid their paving assessment.

This issue is being held pending receipt of paving finance options.

Marianne Wood has volunteered to take over the Newsletter! Thanks go out to Marianne!

• Nominating (Sonny Hayes)

Nothing to report.

- Pavilion Rentals (Sonny Hayes)

The pavilion is currently committed for two Community events on the dates below for 2015: 10/31 – Halloween Party; 12/19 – Christmas Caroling

I can be reached at 410-287-7588.

- Road Maintenance and Drainage (Sonny Hayes)

No road maintenance or drainage work was completed during the last month due to preparation for paving. I can be reached at 410-287-7588 if there are any problems or concerns.

- Roads / Drainage Improvement and Planning (John Murray)

Cliffview Drive and Gull Circle

All work has been completed with the exception of some minor adjustments to the grading and alignment which will be addressed as part of the community wide paving project.

Mason Lane

Work is continuing. The underdrain and concrete gutter are complete and rough grading is complete. The grow sox erosion control measures are in place and growing! Frank Conway has volunteered to and is doing a good job at keeping these watered. Thank you Frank! Gabion walls are scheduled to be installed this week in preparation for grading, compaction, testing, and paving. I am currently researching the deeds of the 2 remaining properties to be paved on Mason Lane where the ROW is not evident.

Community Wide Paving Project

Work is advancing. Most roads have been graded and compacted and we are awaiting the compaction test prior to the installation of the base coat. All residents will be advised of the sequence of paving prior to this work being done. Sonny Hayes has been notifying those residents where mail boxes need to be removed. Thank you Sonny!

Pipes Across the Road

Two pipes have been replaced on Rolling Ave.

Caldwell

Eric Sturm is busily preparing a designed solution to the drainage issues on Caldwell to be implemented prior to paving.

Discussion, Q & A, Paving project and roads in general:

Private Driveways:

- Roads will be paved first, then driveways.
 - The asphalt used for the roads is reportedly more expensive than that used on driveways.
- S&M is getting many phone calls regarding the paving of driveways.
 - The Board encourages all residents who are interested to get bids from more than one contractor.
- THE BOARD IS NOT GETTING INVOLVED IN THE PAVING OF ANY PRIVATE DRIVEWAYS.

- Any problems / disputes concerning private driveway paving are between you and your contractor.
- PAVING OF DRIVEWAYS, OR CREATION OF NEW DRIVEWAYS, REQUIRES THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE.

Len Ardietta:

- Concerned about the installation of the gabion walls on Mason Lane.
 - Engineering questions.
 - John Murray will get back with Len.
- Concerned about two large trees on the hillside above the steep slope section.
 - Len believes one of these trees may need to be cut.
 - If the trees were to fall, they would pull out a large root ball.
 - John and Len will meet so John knows which trees are in question.
 - John will check with Eric, but believes that all of the large trees have been protected and are OK.
- Question: There is grass growing out of the "sox" now, what happens in the future?
 - A: The forest will further "plant" the sox and roots penetrating the rear of the sox will anchor them to the hillside.

Frank Conway:

- The steep slope section slopes toward the wetland as currently graded. Is this as designed, or should it slope toward the hill?
 - John Murray reply:
 - Mason Lane is a very wet site, especially in the spring. There are springs which flow from the clay aquifers in the hillside.
 - There is an "underdrain" beneath the concrete "gutter" which is visible.
 - The underdrain transports the ground water and the gutter transports the surface water to catch basins where it is piped away.
 - The roadway does slope away from the hill, however, the only water which is drained over the edge of the road and through the gabion wall is the water which actually falls on the road (minimal). The total water load; ground, surface (flowing down the hillside) and roadway water is thereby divided into separate drainage routes – "divide and conquer!"
 - During the rough grading operations, the berm at the top of Frank's beach access road has been removed, Ok unless we get a big rain, in which case Frank's road will be damaged.
 - John will make sure S&M is aware of this.

Bob Biedermann:

- Concerned that the exaggerated crown on Caldwell road has been graded away in front of his driveway at 91 Caldwell.
- Bob is having his long driveway paved in the next few days and is concerned that the lack of exaggerated crown in front of his house will cause rainwater to rush down the driveway, overtop the new lower crown and wash down his

neighbor's driveway.

- John Murray will make sure that Eric has taken all of this into account during the engineering and design phases of this project.

General questions:

- What type of guarantee do we have that S&M is actually paying the supplier for the asphalt?

- A: Chesapeake Isle is paying the supplier directly for the asphalt.

- The parking lot and the road leading to the lighthouse are in really bad shape.

- A: Sonny occasionally has the ear of a State highway official, he will mention this the next time he has contact with them.

Jeff Mack presented a letter to the Board and asked that it be read into the record.

Copies of his handwritten letter were distributed to all Board members and the Secretary read his letter into the record as follows:

"Board Members,

Re: Paving Project and Infrastructure

I discussed with John Murray and Eric Sturm (October 18, 2015) my concern regarding the failing infrastructure on Mason Lane and Turkey Point Rd. Although we do not live on Mason Lane, the water run off directly impacts our property plus others. Personally I feel this issue should have been addressed, just like other drainage issues in this community, prior to paving. The underground drainage pipes are deteriorated and needed attention years ago. Although these pipes are the responsibility of the State, why hasn't this Civic organization (past-present) been pushing to improve this infrastructure?

Although Eric Sturm does not work for the State Highway Dept., he reassured me Mason Lane would be crowned away from the ditch and no additional water run off would impact properties down Turkey Point Rd. I hope he is right! He also said this intersection and its infrastructure needs upgrading and it would be brought to the attention of the State via the community civic organization. I hope he and the civic follow up!

I would appreciate this letter being entered into the record for this meeting.

Sincerely,

Jeff Mack

5343 Turkey Point Rd."

- **Shoreline Erosion (Don Manges)**

Nothing to report.

- **Tractor (Tom Grieco)**

Un-needed parts for the tractor rear window replacement were returned to Ag Industrial. We now have a credit of approximately \$250, part of which will cover the additional parts just ordered for the window lock handle that were left out of the

original parts order. I expect to receive a significant refund when these new parts come in, after which the window will be installed.

Discussion:

What are we going to do about snow plowing this winter?

- Chris reports that based on past experience with the paved intersections and road sections already in the neighborhood – snow plowing should not be a problem with the tractor.
- Concerns were raised that the rear mounted blade with its existing wear edge might be too hard on the pavement- apparently there are “softer” edges available and we should investigate them.
- Also, there are front mounted blades available for the tractor specifically for snow plowing.
- Tom Grieco will investigate options with Ag Industrial and Scott Billings.

- 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

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.)*

Chris Shelton:

Chris requests that whoever is calling the County regarding his property cease this activity. The County is getting tired of these calls; they have come to Chris’s property several times and found no problems.

- Your phone calls merely result in a call to Chris; who confirms there have been no changes at his property and the County does not pursue the matter any further.
- The appropriate place to lodge a complaint would be at a Board meeting.

Old Business

Chris mentioned a few community member concerns which had been brought to his attention:

- 1) We should review / check our road signage – every Community road should be marked as “Private” and have a posted speed limit sign. Chris and the Board are hesitant to add any new signage before the paving project begins – new signs would need to be moved and would be subject to damage during the project.

Hinkle Property:

The construction materials continue to be an ongoing issue on this property. The materials have been on the property for several years and there is no progress on the structure.

- Tom Grieco will try to meet with Mr. Hinkle to discuss this situation
 - I met briefly with Richard Hinkle on October 18 concerning the construction materials stored on his property. He had other topics that he wanted to discuss, so we will meet again later.
 - Mr. Hinkle feels he is being singled out somehow for not conforming to the Association rules; this is true, due to complaints from the neighbors.

CERT Training :

To be scheduled by Chris in the early fall.

- Chris has a company lined up to do the training.
- We will put out a feeler to try to gauge attendance – may be too large to be hosted at the Pavilion.
- Chris will investigate using the Training Room at the N.E. Fire Co.

New Business

The new business items presented were all related to the community wide paving project:

- Approximately 20 mail boxes will need to be moved.
 - Many residents will be handling this themselves; some residents will need help with this project.
 - Sonny and John Murray are coordinating this project.
- There was an abandoned car parked in the right of way at 19 Diana Way.
 - Car was unlocked and has no license plate.
 - Car pushed out of the way of the paving operations.
- The dirt on the edges of the roads which was pushed there during grading operations will be blended back to the edges of the new asphalt.
- The paving project is waiting on compaction inspections and the application of weed control.
 - Base coating may start as soon as Monday.
 - Andrea will send a notice on Friday of the basecoating schedule.

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, November 17, 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 9:04 pm.

Respectfully submitted,
Jim Carter, CICA Secretary