

**CICA Board of Directors' Meeting  
December 17, 2015  
7:03 p.m.**

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**Board members present:** Jim Carter, Ray Farnesi, Tom Grieco, David Haines (via Skype), Sonny Hayes, John Murray, Cindy Mistysyn, John Reber, Chris Shelton, Justin Thomas, William Wood

**Board members absent:** Mike Beiter

**Community members / guests present:** Bob Biedermann, Frank Conway, Bill Day, Karen & Bill Dryden, Joan & Jack Ferrick, Don Manges

**Pledge of Allegiance**

The Pledge was led by Ray Farnesi.

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

See New Business.

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

Jim e-mailed the draft minutes to the Board on December 5, with a response deadline of December 7. Final minutes were e-mailed to the Board on December 7, 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 website and on the Beach and Harbor bulletin boards on December 10, 2015.

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

**Treasurer's Report (Andrea Gilde for John Reber)**

Andrea presented and reviewed the November **CICA** Monthly Treasurer's Report providing an overview of the income and expenses.

Income:   \$    60.00 – Boat storage  
              55.00 – Keys  
             285.00 – Membership  
             150.00 - Moorings

Expenses:

   \$   181.80 - Community events - Pig Roast & Ice Cream Socials  
       35.75 – Electricity  
      925.91 – General Maintenance – grass mowing  
       99.32 - Internet  
      279.40 – Maintenance – Tractor – 80/20 split with CM  
      129.70 – Pavilion - bath house cleaning  
      128.64 – Book keeping, supplies, bank fee, checks  
             - Kubota mower paid in full – no payments remain

Andrea presented and reviewed the November **Community Maintenance** Monthly Treasurer's Report.

Expenses:

- \$ 27.69 - Keys
- 31.51 – Electricity
- 275.00 – General Maintenance / Erosion – mosquito spraying
- 121.00 – Insurance – audit adjustment
- 698.49 – Maintenance – tractor starter, battery, relay – 80/20 split with CICA
- 95.94 – Printing / Mailing – Paving invoices
- 2971.00 – Roads / General Maintenance – Mason Lane turn around point
- 383.45 - Book keeping, toner, checks

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

Andrea presented and reviewed a summary of the **Road Paving Account** funds. September 2015 through November 2015

|           | Deposits      | Debits       | Balance       |
|-----------|---------------|--------------|---------------|
| September | \$ 288,600.00 | \$ (46.67)   | \$ 288,553.33 |
| October   | 592,125.85    | (820,886.33) | 59,792.85     |
| November  | 67,852.18     | (112,754.35) | 14,890.68     |

Note: Deposits / Debits in October 2015 include transfers from the savings to the checking account. We have the savings account due to slightly higher interest paid.

Payments:

- \$ 41.67 - Checks
- 218,333.33 – Allen Meyers for asphalt material
- 218,333.33 – S&M Paving
- 68.25 – Credit card fee
- 6,148.60 – Eric Sturm
- 3,250.00 - Pelsa
- 100,000.00 – S&M Paving
- 287.50 – Bookkeeping
- \$ 546,462.68 – TOTAL PAID TO DATE**

|                          |   |                                  |
|--------------------------|---|----------------------------------|
| Total amount assessed    | = | \$ 719,400.00 - 323 X \$ 2200.00 |
| Collected as of 11/30/15 | = | \$ 566,784.81 - 79%              |
| Paid in full             | = | 250                              |
| Partial payment          | = | 31                               |
| Payment agreement        | = | 36                               |

About 30 lot owners have not paid either partially or in full, or arranged a payment agreement.

## Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)  
The date for the 3rd Annual 5K has been set for Saturday, April 2, 2016, 10:00 am.  
There will be registration information in the January Newsletter.
- Architectural Review (Bill Dryden)  
No activity since the last meeting other than to inspect six driveways that may be paved.
- Beach (Jim Carter)  
The Beach is closed for the season.

Before this meeting, the propane locker was found open and unlocked, and all gas valves were left open by a previous user. Users should always close all valves (tank, main feed to the building and heater valve, if opened) and lock the storage locker doors before leaving. Please report any problems to Jim.

**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](mailto:jtcarterphoto@comcast.net)

- Bulletin Boards (Karen Dryden)  
The November 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)  
Last month we had the wine & cheese gathering. Over 75 folks were in attendance for the gathering at the Clare's house. Thanks to Karen Dryden who chaired the event and to all who helped make it a success.

This month we have the Christmas Caroling Event which takes place this Saturday 12/19 at 6PM. Santa will be there along with lots of hot soup and treats. Come Sing your hearts out and enjoy our new neighborhood Christmas tree.

Last chance to get your Christmas Cards Delivered by a neighbor! Drop off your completed cards (with the name and address of the recipient PRINTED legibly on the envelope) in the special box outside the Day's house (83 Caldwell).

Holiday House Decoration Contest- You don't have to officially enter the contest; our judges will consider every decorated house in the community as part of the contest. Judging will occur between Dec. 20th and Dec. 22nd. Plus this year there's a twist... There will be a box at the pavilion for all community members to vote on their favorite. Three winners from the judges plus one "Community Member's Choice" winner!

- Fourth of July (Diana Hawley & Andrea Gilde)

Nothing new to report.

- General Maintenance / Erosion (Sonny Hayes)

No general maintenance required this month.

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

- Grass Mowing (Karen Dryden)

Nothing new to report; 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

The BOD received a letter from Mr. Brown again requesting a refund of grass mowing fees, request denied again by Chris Shelton as there was no new information provided, which would be needed to bring it back to the board for reconsideration. (see November 2015 Final Minutes).

There are outstanding grass mowing fees from the Witte property which is possibly going to foreclosure.

- Harbor (Marc Beckert)

There is (1) Hobie Cat that was left (possibly abandoned) at the harbor, I will be removing it and storing it behind the CICA Garage for the winter. I plan to lock it up, so if someone owns it, have them reach out to me directly.

*Note: Bill Dryden reports that this boat has been moved and secured behind the garage.*

Does anyone have a 400 lb. Mooring they are looking to sell? If so, please let me know I might have a buyer for it. Chris Shelton may have one for sale.

The Dinghy Rack will be consolidated over the winter to move the abandoned dinghies to the far right side of the racks, to free up space.

My contact information:

Marc Beckert

[marcbeckert@outlook.com](mailto: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 Court date for the collection process for:

1. Mr. and Mrs. Timothy L. & Sherri R. Smith, Lot: U-02  
Rescheduled for January 21, 2016.

2. Loretta A. Foley & Christine Marie & ETALS, Lot: N-12  
Rescheduled for January 28, 2016

Lot: N-06, Ostasewski:

I attended the foreclosure sale today in Elkton, MD. Since there were no bidders, the lender took it back.

I have asked our attorney to file a request with the Court in an attempt to recoup approximately \$3,400.00 owed CICA.

- Library (Joan Ferrick)

Even though the Library is closed for the season; the books come in and the books go out!

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

- Membership (Karen Dryden)

**2011 MEMBERSHIPS:**

(2) – Lot owners have not responded or paid two years or more prior to 2012.  
(Hill) 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:**

(310) - Lot owners have paid their Maintenance Fees in full for 2015 to date (95.97%)

Plus (5) Mason Lane owners

Plus (4) 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 (55.03%)

(3) – Hill and Ostasewski – in foreclosure

## **2016 MEMBERSHIPS:**

**(74)** - Lot owners have paid their Maintenance Fees in full for 2016 to date (22.91%)  
Plus (1) Mason Lane Owner

**(49)** - Of those paid have joined the Association (15.17%)

- 2015 invoices were sent out November 15, 2014.
- Payments were due on February 15, 2015.
- (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 were sent out November 15, 2015.

- Newsletter (Andrea Gilde)

Marianne Wood has volunteered to take over the Newsletter! Thanks go out to Marianne! Andrea will be assisting with the transition. Many thanks to Andrea for her work on the Newsletter!

The next issue should be published in January! Please submit copy to Marianne at [mwood1197@gmail.com](mailto:mwood1197@gmail.com)

- Nominating (Sonny Hayes)

There are 4 directors whose terms expire next year, two have already agreed to serve for a second term, one director is ineligible to serve again and one is unknown at this time. If you know anyone who would like to serve, please nominate them! Directors must be members of CICA.

- Pavilion Rentals (Sonny Hayes)

The pavilion is currently committed for one Community event on 12/19 – Christmas Caroling.

There is one reservation already booked for October 2016. Please note that in order to reserve the Pavilion for a private event, you must be a member of CICA.

I can be reached at 410-287-7588.

- Road Maintenance and Drainage (Sonny Hayes)

Road maintenance and drainage seem fine now that the paving of all roads is complete. 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**

It was determined that an additional drainage pipe was needed under the driveway at Brian Claire's drive way to affect drainage. Cost is \$1,100.

Completed.

### **Mason Lane**

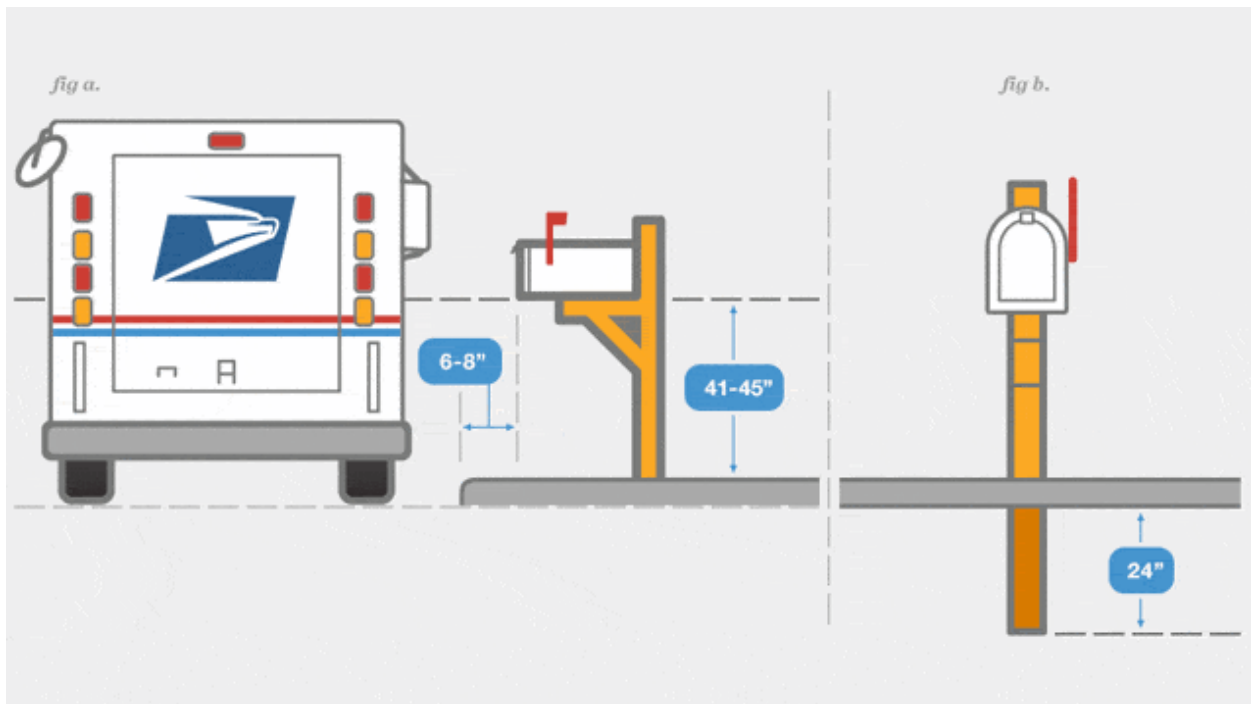
Completed.

Frank Conway thanked the Board and especially John Murray for their work in completing the Mason Lane project.

### **Community Wide Paving Project**

Completed. There a few drainage issues and other minor problems which are still being Addressed.

There seems to be some confusion on the part of some of the residents with regard to CICA's roll regarding mail boxes. All roadways with some exceptions, Beach and parts of Mason Lane are a constant 20ft wide. Below are the US Post Office guidelines for the installation of rural delivery mailboxes.



Proper installation of mail boxes was and still is the homeowner's responsibility. Individual pull offs for mail boxes was not in the scope of this project and is not the responsibility of CICA.

### **Caldwell**

The solution to the drainage problem on Caldwell is currently in design phase. If the warm weather holds we still may be able to complete construction in January.

- Several residents expressed concerns over the state of the road and drainage.
- John Murray stated this area is not completed and design and construction is still in progress.
- The needed drainage project will start at the high point on Caldwell and drain to Turkey Point Road.

- **Shoreline Erosion (Don Manges)**

Nothing to report.

- **Tractor (Tom Grieco)**

The Tractor Committee (Tom Grieco, Brian Clare, Sonny Hayes, Chris Shelton and Scott Billings) present three options for snow plowing this winter for BOD discussion:

1) Fit the tractor plow with a poly cutting edge to minimize damage to our new blacktop surface, about \$500.

*Discussion:*

Tom has located a blade edge made for our plow which is made of UHMW Poly Ethylene. It will bolt directly onto our blade and provide a “soft” edge for plowing without damaging the road surface.

- A motion was made, seconded and unanimously approved to purchase this blade edge.

2) Purchase a heavy duty pickup truck or small dump truck fitted with a conventional, front mounted plow.

– Possible for the future, to be discussed during Budget Committee meetings.

3) Arrange with others for snow plowing as a back-up plan (tractor break down).

- We have a few possible contractors that we have used in the past.

- **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)

**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.*)

- Joan Ferrick:

The bridge on Old Turkey Point Road is nearing completion and should open in early to mid-January 2016!

Joan was instrumental in getting signatures on a petition several years back regarding the rebuilding of this bridge which provides a second route on and off of the peninsula. Most importantly the bridge provides a faster route for emergency vehicles to the Elkton Hospital.

This project is almost complete, Thank you Joan!



### **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.
  - Sonny has gotten a sign count and contacted the Cecil County sign office for information.
    - Every road has a 15 mph speed limit sign and a “Private Road” sign at the intersection with Turkey Point Road.
    - If we need to purchase Stop signs for speed control, we will have to purchase them – the County will not provide them.
      - [www.safetysign.com](http://www.safetysign.com) is a supplier suggested by the County sign office.

### **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.
- **Chris has a AED** (Automated External Defibrillator [the heart paddles!]) in possession which he purchased for Blue Cheetah.
  - **Chris is trained to use it; if you are trained please let us know.**

### **- Speed control:**

Our smooth, newly paved roads are still posted at 15 mph. We will be adding additional signs. Please watch your speed, it is very easy to exceed 15 mph since there are no longer potholes, ruts and dust clouds to remind you!

The residents, both young and old, have taken up more road based activities since the paving has been completed. Bicycles, skate boards, roller blades and sidewalk chalk have suddenly become viable recreational activities!

Our children have ZERO street smarts, so please watch out and slow down!

### **Pine Tree:**

The Community Tree has been planted near the pavilion in time for the Caroling and Tree Lighting Event this Saturday.

## **New Business**

All presented by Chris Shelton in lieu of his President's report:

- 1) Bad behavior towards volunteer Board members continues and needs to stop. There is no call for rude and slanderous remarks to be made. Chris Shelton, Andrea Gilde and John Murray have all been the recent recipients. George Anderson sent a particularly rude and insulting e-mail to John Murray in regards to the community paving project.
- 2) The Spalls on Mason Lane are withholding payment of their paving assessment due to alleged damage to their property during the Mason Lane construction. There was no reply as yet regarding specifics as to the nature of the damage.
  - John Murray is aware of a fence section which was damaged during construction and a replacement fence section has already been ordered by the contractor.
- 3) There was a motion made, seconded and unanimously approved to continue the Board's long standing tradition of requiring two signatures on checks in excess of \$600.
- 4) The electrical service entrance cable to Joe & Ellen Murphy's house was damaged by a dump truck during the paving project. The dump truck was owned by Allan Meyer's Asphalt and operated by an Allan Meyer's employee. When the incident occurred, the driver informed the property owner of the damage and gave a number to call to file a claim for the repairs. The cost to the Murphys to restore power to their home was approximately \$2000. An insurance claim was filed between the Murphys and Allan Meyers Asphalt. The Murphys received an offer for approximately half of the claim and rejected it. Follow up phone calls were not effective in resolving the matter.

Mrs. Murphy contacted Andrea Gilde and explained the situation and also forwarded claim information. Andrea followed up with John Murray, who agreed to make some calls to try to resolve the situation.

*FOLLOW UP AFTER THE BOARD MEETING:* The matter has been resolved with the Murphys being reimbursed in full for their damages. Thank you to John Murray for contacting the right people.

- 5) Salt spreader: The community has purchased a salt spreader which mounts on a 2" hitch receiver. Chris will mount the spreader on his dual wheel pick up for this winter.
  - In the event that Chris is not available to drive when needed, Christy or Gary Gilde will handle salting.
  - We are investigating salt sources, formulations and pricing.
    - The State Highway Department may be able to help.

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

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, January 19, 2016, 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 8:34 pm.

Respectfully submitted,  
Jim Carter, CICA Secretary