

CICA Board of Directors' Meeting
February 16, 2016
7:04 p.m.

Board members present: Mike Beiter, Jim Carter, Tom Grieco, Cindy Mistysyn, Chris Shelton, William Wood

Board members absent: Ray Farnesi, David Haines, Sonny Hayes, John Murray, John Reber, Justin Thomas

Community members / guests present: Marc Beckert, Karen & Bill Dryden, Andrea Gilde, Don Manges

NOTE:

The required quorum of seven directors was not present at this meeting; therefore, no official motions or votes were made or taken. Consequently, the Secretary's report and the Treasurer's reports were approved via e-mail voting after this meeting. Committee reports were received at this meeting.

Pledge of Allegiance

The Pledge was led by Chris Shelton.

President's report (Chris Shelton)

Chris did not present a President's report.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on January 25, with a response deadline of January 28. Final minutes were e-mailed to the Board on January 30, and were approved 10 yeas and 2 non-votes which counted as yeas with minor requested changes incorporated.

The final minutes were posted on the website on January 31, and on the Beach and Harbor bulletin boards on February 1, 2016.

The Secretary's report was approved via e-mail with 10 yea votes and 2 non-votes which counted as yeas.

Treasurer's Report (Andrea Gilde for John Reber)

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

Income: \$ 80.00 – Boat storage
 50.00 – Keys
 330.00 – Membership
 225.00 - Moorings

Expenses:

 \$ 50.00 - Community events – Xmas tree
 34.68 – Electricity
 5.00 – Legal Fees – bank fee

- 39.99 - Internet
- 104.15 – Maintenance / Tractor – 20% of poly plow blade
- 9.80 – Printing / Mailing
- 205.55 – Taxes – tax prep. For '14 – '15 (50%)
 - Kubota mower paid in full – no payments remain

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

Expenses:

- \$ 31.41 – Electricity
- 1194.00 – Legal – MF collection (Smith)
- 416.12 – Maintenance – tractor – 80% of poly plow blade
- 253.66 – Printing / Mailing – Invoices
- 200.00 – Taxes – tax prep. For '14 – '15 (50%)
- 392.00 - Bookkeeping

Andrea presented and reviewed a summary of the **Road Paving Account** funds.

September 2015 through January 2016

	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
December	12,266.41	(3,530.15)	23,626.94
January 2016	15,520.07	(4,428.31)	34,719.43

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
- 8.74 – December loan payment
- 9.61 – January loan payment
- 1100.00 – S&M (Culvert in Gull Circle)
- 2411.80 – Eric Sturm
- 77.00 – Dalton High, Mailbox
- 490.00 – Bookkeeping
- 661.31 – Jan. loan payment
- \$ 551,221.14 – TOTAL PAID TO DATE**

Total amount assessed = \$ 719,400.00 - 323 lots X \$ 2200.00
 Collected as of 2/9/16 = \$ 599,099.61 - 83.28%

Balance owed	=	\$ 120,300.39
From unpaid lots	=	\$ 63,800.00 – notices sent to 25 property owners representing 30 properties.
From payment agreements	=	\$ 56,500.39
Paid in full	=	262
Partial payment	=	36
Payment agreements	=	35

The Treasurer's reports for January were approved via e-mail with 10 yeas and 2 non-yesas which counted as yeas.

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. Ed Campbell has agreed to be a sponsor again, and we welcome other community members and local businesses to act as sponsors.

Registration is open; we currently have 5 registered participants. Registration information is in the Newsletter or online at active.com. Over the next few weeks we will publicize the event, get volunteer commitments, and firm up plans.

Architectural Review (Bill Dryden)

Nothing to report since the last Board meeting.

- Beach (Jim Carter)

The Beach is closed for the season.

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.

Contact Jim at: jtcarterphoto@comcast.net

- Bulletin Boards (Karen Dryden)

The February 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)

The Progressive Dinner is less than a month away! March 12!

Appetizers will be held at the home of Mike and Janice Beiter and dessert will be held at Ed and Dawn Campbell's home.

There is still time if you would like to VOLUNTEER TO HOST AN ENTREE in your home, or if you would simply like to attend.

If you have any questions, please email or call Dawn Campbell. 410-287-6473
edcampbell70@comcast.net

The Easter Egg Hunt is coming up March 26!

- Fourth of July (Diana Hawley & Andrea Gilde)
Nothing new to report. Diana and Andrea are soliciting volunteers to chair this event!
- 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.

The 2016 mowing season is the last year for our annual rate of \$ 172.50; the contract price will increase for the 2017 mowing season.

Contracts / invoices for the 2016 grass mowing season will be mailed in mid March.

- Harbor (Marc Beckert)
Nothing new to report since the last meeting.

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 collection hearing of Loretta Foley, Lot: N-12 is being rescheduled for sometime in March.

The owners' appeared in court with an Attorney and he asked that the case be rescheduled.

I have furnished their attorney with financial statements for 2014 & 2015 for his review. I also forwarded a copy of the 2005 Judgment which gives us the authority to collect maintenance fees.

We presently have a lien on the property in the amount of \$1,432.91 for the years of 2012 & 2013.

I will keep the Board advised.

- 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.
(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 - foreclosure
(1) – Ostasewski-foreclosure took place- awaiting court decision

2014 MEMBERSHIPS:

- (316) – Lot owners have paid their Maintenance Fees in full for 2014 to date (97.83%)
Plus (5) Mason Lane Owners
- (211) – Of those paid have joined the Association (65.32%)
(2) – Hill – in foreclosure
(1) – Ostasewski – foreclosure took place – awaiting court decision

2015 MEMBERSHIP:

- (310) – Lot owners have paid their Maintenance Fees in full for 2015 to date (95.97%)
Plus (3) Partial payments
Plus (5) Mason Lane Owners
(2) Hill - in foreclosure
(1) Ostasewski – foreclosure took place – awaiting court decision
- (181) – Of those paid have joined the Association (55.03%)

2016 MEMBERSHIP:

- (220) - Lot owners have paid their Maintenance Fees in full for 2016 to date (68.11%)
Plus (2) partial payments
Plus (3) Mason Lane Owners
- (149) - Of those paid have joined the Association (67.72%)

- Lot: N-12 (Foley) was turned over to our Attorney for collection.
- 2016 Invoices were sent out November 15, 2015.
- 2016 Payments were due February 15, 2016.
- 2016 Second Invoices will be sent by March 1, 2016.

- Newsletter (Marianne Wood / Andrea Gilde)

The 2016 Winter Newsletter, "The Isle News," went out in early February. It was my first run of the newsletter and it went very smoothly. I was able to use Microsoft Publisher which will allow for the newsletter to keep the same professional look it has had for the past few years. Please note that Andrea Gilde and Diana Hawley were wonderful mentors and proofreaders, and made this transition a smooth one.

All content for the Spring/April newsletter can be sent to me, preferably before April 1.

Please submit copy to Marianne at 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 reserved for the following dates for 2016:

3/26 (Easter Egg Hunt), **4/2** (5K), **4/23** (Clean Up Day), **4/30** (Yard Sale), **5/27** (Summer Social), **6/4** (Ladies Brunch), **6/24** (Summer Social), **7/4** (4th of July), **7/10** (Private - Mishau), **7/22** (Ice Cream / Bingo), **7/23** (Private- Thomas), **7/29** (Summer Social), **8/6** (Family Camping), **8/26** (Summer Social), **8/28** (Annual Meeting), **9/24** (Social / Event), **10/15** (Clean Up Day), **10/29** (Halloween Party), **12/17** (Christmas Caroling)

There are two private reservations already booked 2016! Please note that in order to reserve the Pavilion for a private event, you must be a member of CICA.

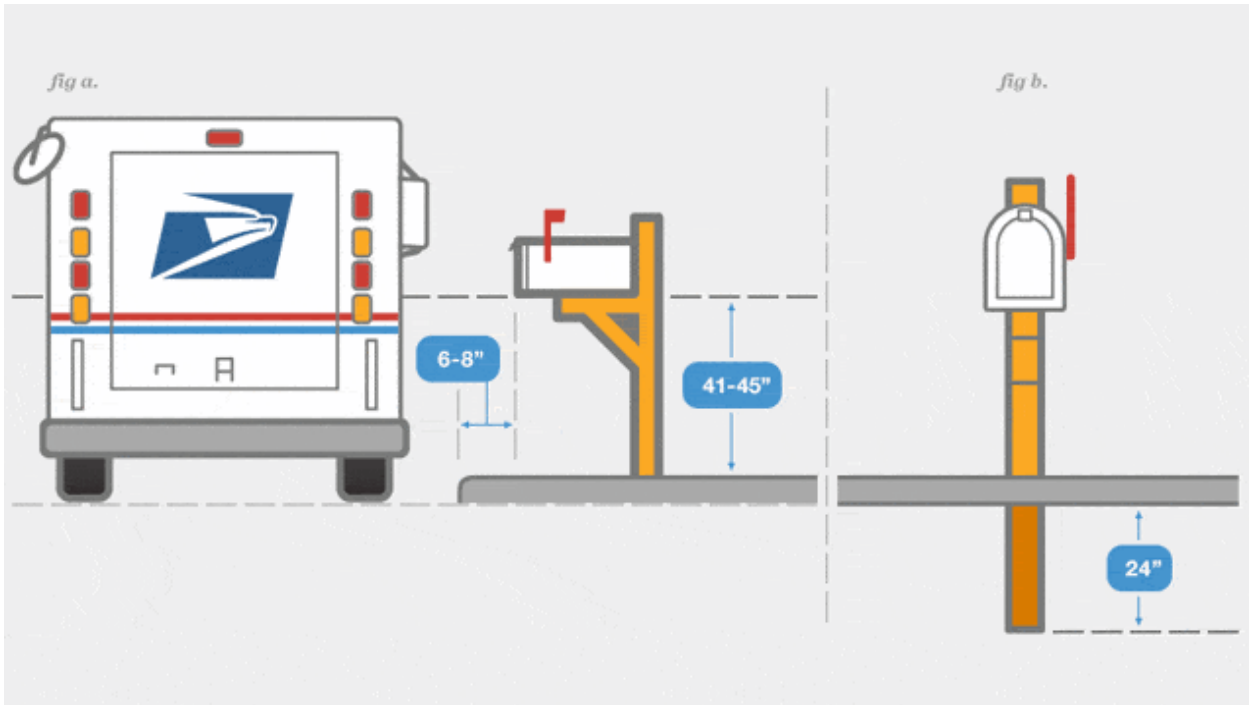
I can be reached at 410-287-7588.

- 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)

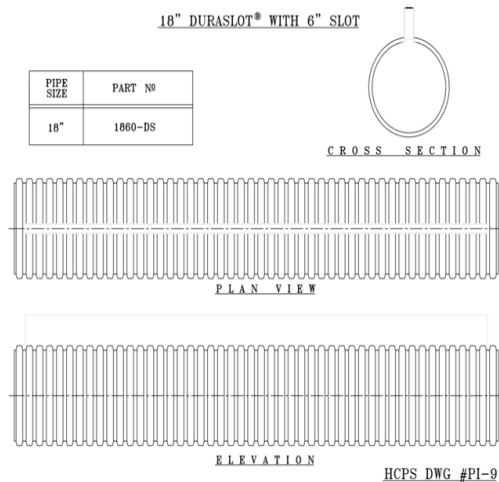
There seems to be some confusion on the part of some of the residents with regard to CICA's role regarding mail boxes. All roadways with some exceptions, Beach and parts of Mason Lane are a constant 20ft wide. Below are the US Post Office guidelines for the installation of rural delivery mailboxes.



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

Caldwell Rd.

The Caldwell drainage is still in design. We will be utilizing a pipe system like Duraslot to allow sufficient conveyance of water just below the surface to a collection point and ultimately a point of discharge. The problem of multiple wires just below the surface, still remains the challenge. This is requiring close coordination with the base survey information to get it right. More accurate survey information may be required.



As always, we are trying to achieve the best possible solution at the least possible cost. Construction is still planned for the spring.

Note: There is a damaged area of blacktop at the intersection of Turkey Point and Rollins Road. Chris is aware of this and will be contacting S&M.

- **Shoreline Erosion (Don Manges)**

Nothing to report.

- **Tractor (Tom Grieco)**

The tractor hours meter now shows 3405, up 41 hours since December, all from the big snow storm. The plow poly edge wear from this was 3/4 inch.

Discussion:

- 3/4" of wear represents approximately 20% of the "wear edge" life. We should consider purchasing another plow edge to have in reserve.
- The tractor performed well throughout this event with no mechanical issues.
- Plowing started at 9:00 Friday night and continued with some breaks during the snow storm on Saturday. All roads were passable by a single vehicle by noon on Sunday. Many thanks to Gary & Luke Gilde, Jim Abel, Chris Shelton and Keith High for their work as plow drivers.

Tractor Use Committee

Interest is growing regarding a research study on alternative plowing methods. Persons interested in this endeavor should contact Tom at tlg56vet@comcast.net or 410-392-2294.

- **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.*)

No issues were presented.

Old Business

Road Signage:

- Every road has a 15 mph speed limit sign and a "Private Road" sign at the intersection with Turkey Point Road; Mason Lane has a 5 mph speed limit sign.
- 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 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.
- Update: The trailer which was stored on this property has been moved.

CERT Training :

To be scheduled by Chris.

- 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.**

The Spalls on Mason Lane are withholding payment of their paving assessment due to alleged damage to their property. 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.
 - **February meeting update:**
 - The Spalls suggested a supplier for the replacement fence section; it has been ordered and should arrive Thursday, 2/18/16.

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, March 15, 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 7:42 pm.

Respectfully submitted,
Jim Carter, CICA Secretary