

CICA Board of Directors' Meeting
March 22, 2016
7:00 p.m.

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

Board members absent: David Haines, Sonny Hayes, John Murray,

Community members / guests present: Lori Bell, Karen & Bill Dryden, Andrea Gilde
Don Manges

Pledge of Allegiance

The Pledge was led by Chris Shelton.

President's report (Chris Shelton)

The flowers are blooming; spring seems to be here at last. The neighborhood kids are setting new speed records on bicycles and skateboards. Life is good in the Isle.

It is a good time to get your lawnmower tuned up or send in your mowing contract!

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on February 17, with a response deadline of February 21. Final minutes were e-mailed to the Board on February 23, 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 February 23, and on the Beach and Harbor bulletin boards on February 25, 2016.

A motion was made and seconded to approve the Secretary's report for February and was approved unanimously.

Treasurer's Report (Andrea Gilde for John Reber)

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

Income: \$ 320.00 – Boat storage
210.00 – Keys
1210.00 – Membership
60.00 - Mowing
740.00 - Moorings

Expenses:

\$ 31.90 – Electricity
39.99 - Internet
48.00 – Mooring services
- Kubota mower paid in full – no payments remain

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

Expenses:

\$ 31.36 – Electricity
 (674.11)– Legal – MF collection – recouped expense (Smith)
 46.22 – Printing / Mailing – Invoices
 1916.94 – Roads / General Maintenance – Mason Lane, E. Sturm, bollards.
 465.44 - Wages – snow plowing

Andrea presented and reviewed a summary of the **Road Paving Account** funds. September 2015 through February 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
February 2016	6,899.93	(30,470.01)	11,149.35

February Payments:

\$ 470.01 – loan payment
 30,000.00 - extra principle payment

 \$ 30,470.01

Comment:

Andrea is planning to maintain roughly \$10,000. in the Road Paving Account. Any additional funds will be applied directly to the principle balance thereby shortening the term of the loan and reducing our total interest payments over the life of the loan.

Total amount assessed	=	\$ 719,400.00 - 323 lots X \$ 2200.00
Collected as of 3/11/16	=	\$ 604,168.78 - 83.98%
Balance owed	=	\$ 115,231.22
From unpaid lots	=	\$ 61,600 – notices sent to 25 property owners representing 29 lots.
From payment agreements	=	\$ 53,631.22
Paid in full	=	263
Partial payment	=	35
Payment agreements	=	34

The Treasurer's reports for February were approved unanimously.

Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)

The event will be held on April 2 at 10:00. Registration is still open, however, the deadline for registering and being guaranteed a race shirt has passed. All volunteers have also been recruited. There are 55 registered runners / walkers to date.

Many thanks to our returning sponsors! Beiler-Campbell Realtors, Captain Chris's Crab Shack, Central Air Duct Cleaning, Farnesi Travel and Herr's Snack Food.

Architectural Review (Bill Dryden)

Nothing to report since the last Board meeting.

- Beach (Jim Carter)

Mark your calendars! The spring Clean Up day is April 23 starting at 8:30 at the Pavilion.

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)

In March we just had the Progressive Dinner with 51 participants. Many thanks to the 7 dinner host families, the Beiter's for hosting the appetizers and the Campbells for hosting the desserts and special thanks to Dawn Campbell for chairing this event!

Upcoming events are as follows:

Saturday, March 26	Easter Egg Hunt
Saturday, April 2	4 th Annual Anchors Away 5K (Run Walk)
Saturday, April 9	Mooring Set
Saturday, April 23	Spring Clean-Up and Pizza Party (all owners / residents)
Saturday April 30	Community Yard Sale

- 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)
(33) CICA Seasonal Contracts were sent out on March 21, 2016
(Balance of lots are being maintained by owners or lot cannot be cut)

MOWING OF LOTS WILL COMMENCE IN APRIL

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.

- Harbor (Marc Beckert)
 - Fishing Pier Closed since Feb 24th due to storm surge which lifted up & twisted the pier. Currently there is a sign indicating the pier is closed & caution / police tape wrapped on the beginning of the pier.
 - This past week Bill Dryden & I met with Ted Mercer from Kingfisher, the contractor who repaired the front end of the pier a few years ago & should have a proposal for repair by the committee meeting. Bill is working on getting the quote.
 - Bill has collected quotes for material to replace the decking & stringers so the community work crews can perform the repairs thereby reducing the costs of the total repair.
 - The 1st Dinghy Rack sustained damage from the Feb 24th storm as well, I have asked owners of dinghy's on the first rack to relocate their watercraft so repairs can be made mid-April.
 - Mooring Pick up proceeded as planned.
 - (1) mooring float sustained accidental damage during the loading & unloading process. (Meisner, Kevin) spoke to Mr. Meisner today & will search for a replacement, will update in next report.
 - Thank you to the 25+ community members who turned out to help, we were able to get done by about 1:00pm ahead of the rain.
 - Large roll of 2" water tubing washed up on shore during the storm (about 25-30 feet). It is free to anyone who might be able to use it. If not I will dispose of it at the next clean up.
 - One of the blue paddle boats appears to have either been picked up by its owners or collected by the river during the same storm. Now only have (1) paddle boat which I need to find the owner for.
 - Moved some of the older dinghy's to the last row to free up space. Still working on a plan to address those.
 - The Kayak / Canoe rack also had some slight damage, will address that when we get the work crews together.

Discussion / Motion /Vote:

Chris has spoken with Marc regarding the repair of the dock. Bill, Chris and Marc all agree that the dock should probably just be replaced rather than repaired.

We have already collected via Community Maintenance fees for two years into a dock replacement fund – the fund balance is currently \$20,000. , this fiscal year is the third year of collection.

Kingfisher (contractor who repaired the ice damage a few years ago) has given Bill an estimate of \$26,000. for their part of the work. Kingfisher has again agreed to allow us to complete the work ourselves – stringers and decking installation. Adding in the material costs for our portion of the work brings the project total to roughly \$30,000. – the amount which should be present in this fund after this year’s Community Maintenance fees are fully collected.

In the event of any shortfall, Chris suggested that we borrow any needed funds using our existing line of credit.

If we failed to at least repair the dock and it was to collapse, we would probably never be able to obtain permits to rebuild. The needed permits to repair / replace the existing dock will be obtained by Kingfisher.

A motion was made, seconded and unanimously approved to replace the dock this year with the additional stipulation that we only access the line of credit for this project, if needed.

Justin suggested that we contact the Clean Stream Alliance; they may be willing to pay our dumping fees for the debris from the old dock. They have helped with dump fees for trash collected from the beach and harbor in the past. We haul the material to the dump, but they pay the tipping fee.

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 on the Loretta Foley Property (Lot: n-12) has been rescheduled for Thursday, March 24, 2016 which I plan to attend.

Their attorney has raised the issue that his clients feel that the association is using community funds to fund CICA activities and facilities.

I will keep you advised.

Chris reiterated that frivolous lawsuits will be met with legal resistance and monetary loss for the plaintiffs.

- 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 (2) Partial payments

Plus (5) Mason Lane Owners

(2) Hill - in foreclosure

(1) Ostasewski – foreclosure took place –

(181) – Of those paid have joined the Association (58.38%)

2016 MEMBERSHIP:

(273) - Lot owners have paid their Maintenance Fees in full for 2016 to date (84.52%)
Plus (1) partial payments

Plus (4) Mason Lane Owners

(184) - Of those paid have joined the Association (67.89%)

- 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 were sent March 1, 2016.

Comments:

Karen noted that the Maintenance Fee payments are about 7% ahead for this period when compared to last year. She also noted that new or younger residents tend to join and participate in CICA.

- Newsletter (Marianne Wood / Andrea Gilde)

For the Newsletter, please ask for all submissions to be in by March 31.

I'm thinking of finishing it around April 4, so I can include articles and pictures from the egg hunt and the 5K.

VOLUNTEER NEEDED! Anyone who would like to photograph the Easter Egg Hunt and / or the 5K, please let Marianne know.

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.

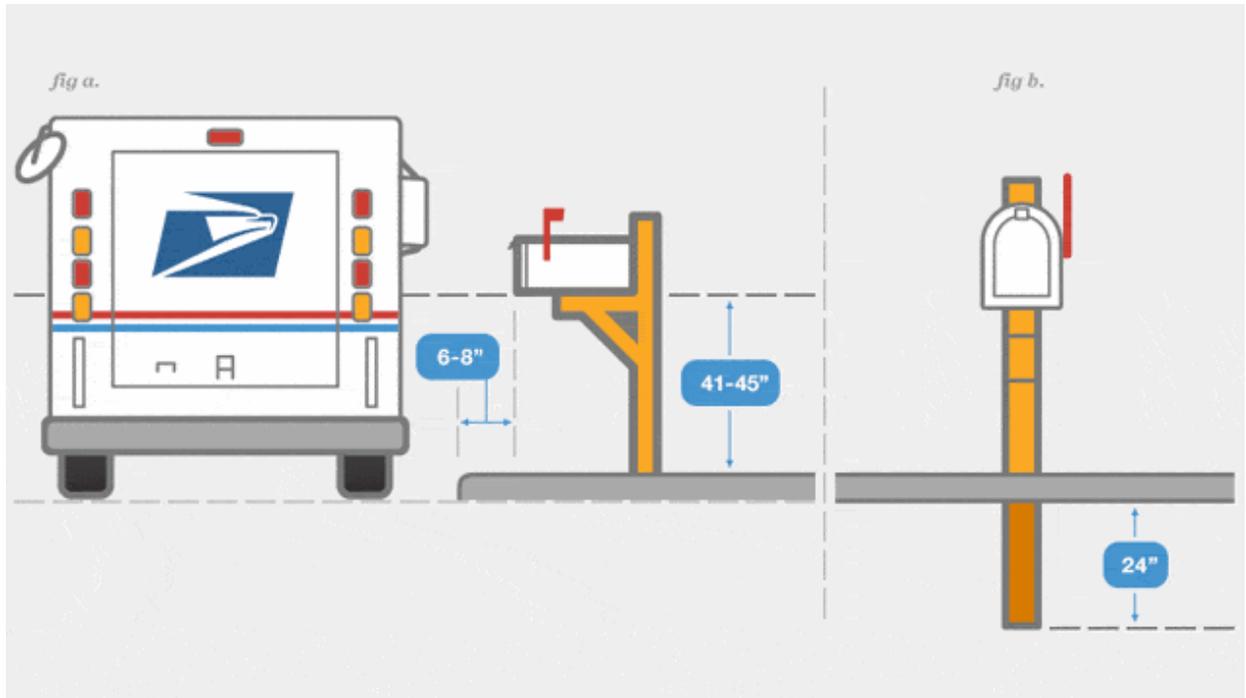
I can be reached at 410-287-7588.

- 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.

We are at 85% Design Phase and cost analysis for construction is close at hand. We should have that cost projection shortly so that we can get BOD approval and begin construction.

As always, we are trying to achieve the best possible solution at the least possible cost.

ROW Improvements

All remaining drainage areas have been reviewed and improvements are planned. A construction estimate for all areas is \$20,000. Based on the cost estimate for Caldwell and available remaining funds it will determine which of the following can be addressed in this budget year.

Areas to be included are:

Ken Harvey Intersection of Pine and Turkey Point Rd.

Rolling Ave.

55 Bennett Ave

North intersection of Cliffview and Rolling

9 Darrel

159 Cliffview Bill Lyons Property

11 Cliffview

Turkey Point Rd and Rollins
Mason Lane at Spall Property
Gull Circle and Cliffview at Ann Bates Property

Discussion:

Several pot holes have been noticed / reported to be developing in a few locations. The paving project is warranted for 1 year and these will be addressed as warranty repairs.

- **Shoreline Erosion (Don Manges)**

The harbor erosion project includes two areas. Area 1 is under the dingy racks and area 2 is at the western most end of the Community property on the Elk River. I expect to have both the MDE and the DNR back out here to review both areas to see what we can and cannot do. Area 1 has already been reviewed by the agencies but area 2 has not. The extent of the erosion has increased significantly since they were last here, so a second review is necessary.

Area 1: The Dingy Racks.

This area is much more eroded than it was last year. While the original plan (2015) was to rip-rap the area in front of the dingy racks, and possibly remove the outer most racks, this does not seem to be the best thing to do today. The law allows for the reclamation of eroded property that has been lost since 1972. Therefore I would approach the regulatory agencies with the desire to replace what has been lost and use rip-rap or other structural methods to solve the problem. The MDE wants "living shorelines" used wherever possible and the burden of proof is on us to use a "hard" technique. Last year my quote to rip-rap this area was less than \$10,000.

Area 2:

Photos were distributed to the BOD of this area since it was felt that most members have not seen it. The photos were from the DNR program MERLIN (Maryland Environmental Resources and Land Information Network). To put this erosion into perspective, in 1998 the shore line was 28' further out than today. The area is 155 ft in length and ranges from approximately 4 to 7 feet in height. Last year my quote to rip-rap this area was \$30,000.

I hope to have this all cleaned up by the next BOD meeting with firm recommendations and price quotes. I will have Marc Beckert involved in all of this. Do I have BOD approval to proceed? Does any Board member want to be involved?

The Board agreed to allow Don to continue his investigation of costs, etc. Justin Thomas agreed to help with this project.

- **Tractor (Tom Grieco)**

The Kubota mower is being picked up tomorrow to be dealer checked and serviced for the upcoming season.

Chris reported the salt spreader is now stored in the garage.

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.)*

Don Manges:

Suggested the purchase of a computer driven video projector for picture presentations to the Board and for use at other meetings.

Lori Bell:

Requested permission to cut several large limbs from a tree in the road right-of-way for view enhancement. She presented photographs of the tree and pointed out the limbs she wishes to remove. The Board unanimously granted permission.

Old Business

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.
- **March Update:** Chris has decided to wait until next year for scheduling the training session.

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.

- No update in March.

New Business

Trimming of Jacob's Nose:

Tom Grieco has again organized a group of volunteers to continue trimming of Jacob's Nose which was started last spring. This project has already started and he has a good number of volunteers already committed to help.

Budget Committee Formation:

Chris Shelton announced the formation of this year's budget committee and they have agreed upon a date for the budget meeting.

The Preliminary Budget Committee:

Bill Dryden

Andrea Gilde

Diana Hawley

John Murray

Chris Shelton – required as President

Justin Thomas

William Wood

NOTE:

Membership percentages of the budget committee are based on the previous year's ratio of CICA members to non- association members, with a total of 6 members plus the President. There is not a requirement that committee members be Board members OR CICA members; all property owners are eligible. If non-CICA members wish to participate in the Budget Committee, the procedure is outlined in the By-Laws, available on the Chesapeake Isle website.

Announcement of Budget Committee Meeting:

The Budget Committee will meet on Tuesday, April 19, 2016, at 5:00 pm at the pavilion.

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, April 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 8:35 pm.

Respectfully submitted,
Jim Carter, CICA Secretary