

NOTE: Due to unusual circumstances, these minutes were posted in draft form on the Community bulletin boards on July 18. These minutes were approved unanimously at the July 19 Board Meeting with one minor change to the "Kubota Mower" section incorporated. These final June Minutes will be posted to the website shortly after July 20.

CICA Board of Directors' Meeting
June 21, 2016
7:00 p.m.

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

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

Community members / guests present: Marc Beckert, Brian Clare, Karen & Bill Dryden, Andrea Gilde, Diana Hawley, Bob Reardon

Pledge of Allegiance

The Pledge was led by Chris Shelton.

President's report (Chris Shelton)

A SPECIAL LETTER FROM YOUR PRESIDENT

Dear Chesapeake Isle Community Members.

It gives me no pleasure to include a letter that was recently sent to CICA by Mr. Paul Lyons of 30 Darrel Road in this month's meeting minutes. As a Board, we discussed and debated at length on the most appropriate way to handle this situation. It has always been the policy of this board, while under my leadership, to conduct our operations with 100 percent transparency to the community. While it is rare to receive correspondence of this nature – in fact it may even be unprecedented – we have decided that the best interest of the community is not properly served by "sweeping this under the rug". We have made every effort to redact the offensive language of this letter, however its vitriol will still be readily evident to the reader; one should proceed with warning. Should you have any questions or concerns, we encourage all community members to join us on the third Tuesday of each month at 7PM at the community pavillion. Meetings are governed by Robert's Rules of Order, and we set aside time at each meeting to hear and address any community member issues or concerns. Thank you in advance for your understanding.

Respectfully,

Christopher D. Shelton, MBA

CICA President

"DEAREST CICA LIARS FRAUDS AND THIEVES,

I HAVE NOW REACHED THE CONCLUSION THAT YOU PEOPLE ARE WITHOUT QUESTION,
THE STUPIDIST BUNCH OF INCREDIBLE DUMBF*** HAYSEED A**HOLES THAT I'VE EVER

ENCOUNTERED IN MY ENTIRE F***** LIFE, BAR NONE! IS JUNE NOW CALLED MAY ON THE A**HOLE CALENDAR? DO YOU BUNCH OF F***** RETARDS EVEN KNOW WHAT MONTH YOU'RE IN? OH I KNOW, THE BUDGET'S A BIT SHORT, SO YOU THIEVES TRY TO EXTORT IT OUT OF THE NEIGHBOR'S. GOTTA PAY OFF THOSE DUMBF*** LAWSUIT'S YOU A**HOLE'S GET YOURSELVES INTO. THE THING IS, IF JUNE IS NOT CALLED F***** MAY, THEN YOU DUMBF*** HAYSEED A**HOLES WILL HAVE TO PAY THE COURT COST'S. YOU BUNCH OF RETARD, C***SUCKING, A**HOLES WILL RECEIVE ONE MORE CHECK FROM ME IN THE AMOUNT OF \$570.78 IN SEPTEMBER, AND THAT IS THE LAST I EVER WANT TO HEAR FROM YOU DUMBF***, HAYSEED, C***SUCKING, A**HOLES, ABOUT YOUR F***** ROAD PAVING. AS FAR AS I'M CONCERNED, YOU CAN TAKE THE CHECKS AND SHOVE THEM UP YOUR FAT, DISGUSTING, TUB OF S*** LARD F***** A**. IS THAT CLEAR ENOUGH AND HEY, WHILE YOU'RE AT IT, YOU CAN SHOVE THE PAVED ROADS UP YOUR FAT DISGUSTING LARD A**, AND DON'T STOP THERE, YOU CAN ALSO SHOVE THE FISHING PIER AND \$30,000 BOAT RAMP UP YOUR F***** WHALE A**, AND IF YOU STILL HAVE ROOM, YOU MIGHT AS WELL SHOVE THE WORTHLESS F***** TRACTOR UP THERE AS WELL. GOODBYE A**HOLES"

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on May 24, with a response deadline of May 27. Final minutes were e-mailed to the Board on May 31, 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 Beach and Harbor bulletin boards on May 31, and on the website on June 8, 2016.

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

Treasurer's Report (Andrea Gilde for John Reber)

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

Income: \$ 204.89 - Mowing
120.00 – Pavilion rental

Expenses:

\$ 80.20 – Community events – Summer Social
37.25 – Electricity
123.00 – General Maintenance – contract mowing
39.99 - Internet
536.25 – Pavilion – Keys and bath house locks
17.88 – 4th of July - supplies
74.99 – 5K – BAY5K.com - domain
10.99 – Bookkeeping / accounting – Bank fee, NEAT fee

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

Expenses:

\$ 22.79 - Beach
32.22 – Electricity

96.00 – General Maintenance – contracted grass mowing
 47.00 – Harbor – clean up day expenses
 3900.00 – Roads / General Maintenance - Caldwell design – Phase 2

The Treasurer’s CICA and Community Maintenance reports for May were approved unanimously.

NOTE: The treasurer’s report for the Road Paving account was questioned and was never approved at this meeting. It will be reviewed at the July meeting.

Andrea presented and reviewed a summary of the **Road Paving Account** funds. September 2015 through May 2016

	Deposits	Debits	Balance
April 2016	2,860.72	(2,000.00)	10,968.86

April Payments: \$ 2,000.00 – loan payment

Total amount assessed	=	\$ 719,400.00 - 323 lots X \$ 2200.00	
Collected as of 5/12/16	=	\$ 615,759.72	
Balance owed	=	\$ 106,257.98	
From unpaid lots	=	\$ 57,200.00	– notices sent to 22 property owners representing 26 lots. Less than 10%.
From payment agreements	=	\$ 49,057.98	
Paid in full (5/12/16)	=	265	
Partial payment	=	35	
Payment agreements	=	34	

Discussion concerning Paving Payments:

Six month payment due notices were sent to the 24 property owners who have not made any payments or made any payment arrangements. These notices are considered “Final Notices” and are marked as such. After 60 days, failure to make the required payment or enter into a payment agreement will trigger the start of legal collection proceedings.

- The Board agreed unanimously to this course of action.

Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)
 The date for the 5th Annual event has been set for April 1, 2017. Mark your calendars!

Architectural Review (Bill Dryden)

No activity since the last meeting.

- Beach (Jim Carter)
 We have ordered additional sand for the playground and beach areas, it will be delivered later this week. Thanks to Sonny and Derek Smith who raked and roto-tilled

the weeds from the playground area and to Kathy Lichtenstein for coordinating this project.

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 May 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 / Cindy Mystysyn)

The Ladies Brunch was a success; 33 ladies attended and we welcomed 7 new women to the community. Chris Shelton took time from his busy schedule to say a few words about the community and upcoming events. Pat Day and Karen Dryden set up their wonderful history display. Andrea Gilde made copies of the Chesapeake Isle DVD as part of the welcome gifts. Irene Reardon and Susan Clare helped set up. Too many to list, helped with clean up. I'd like to thank everyone that took the time to attend and prepare a dish; the food was beautiful and delicious. Save the date June 3, 2017!

The winner of the "Sangria Smackdown held on 5/27/16 was Jeannie Giobbe. Christine Valuckas was our second place winner, and Cindy Mistysyn was awarded third place

- Fourth of July (Diana Hawley & Andrea Gilde)

Diana and Andrea are chairing this event. Work has started, please contact them to volunteer!

We will be setting up our large tent on July 3 and staging other items for a rapid set up on the morning of the 4th – watch for a Hot Topic for times!

- General Maintenance / Erosion (Sonny Hayes)

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

- Grass Mowing (Karen Dryden)

No activity since the last meeting.

Dereck Smith has again joined the grass mowing crew. Sonny is trying to avoid doing any mowing himself due to allergies.

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)

Kingfisher has completed their portion of the work on the Fishing Pier; all of the new pilings are driven and the new cross members are installed.

A resident has volunteered to spearhead the crew to install the plank decking.

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.

Marc Beckert, marcbeckert@outlook.com , 443-693-3462

- History (Pat Day)
Nothing to report at this time.
- Legal (Bill Dryden)
Chris Shelton, Andrea Gilde and I will be meeting with our attorney on Wednesday, 6/22/16, to prepare for the Foley/Jones court case on July 8, 2016.
- Library (Joan Ferrick)
“The books come in and the books go out!” ®

The Library is open Saturday mornings, from 10:00 to 11:30.

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

Kathy Reilly-Naumovich has volunteered to take over the Library! Joan is providing OJT to Kathy . Thank you to Kathy for volunteering to fill this post!

- 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:

(301) - Lot owners have paid their Maintenance Fees in full for 2016 to date (93.18%)

Plus (1) partial payments

Plus (5) Mason Lane Owners

(5) – Lots in foreclosure (2) Hill, Arabejo, Davis & Ostasewski

(196) - Of those paid have joined the Association (65.11%)

- Lot: N-12 (Foley) – Court hearing July 8, 2016.

- 2016 Invoices were sent out November 15, 2015.

- 2016 Payments were due February 15, 2016.

- 2016 Second Invoices were sent March 1, 2016.

- 2016 Third Invoices will be sent end of April, 2016.

- Newsletter (Marianne Wood / Andrea Gilde)

Please note that ALL submissions for the newsletter must be to me by June 30. This newsletter must be out by July 15. It is very important to me that I get submissions on time.

There cannot be any delay in publication of this issue since it will contain Budget information for the Annual Meeting of Property Owners on August 28.

Please submit copy for the next issue no later than June 30 to Marianne at mwood1197@gmail.com

- Nominating (Sonny Hayes)

There are 4 directors whose terms expire next year, three have already agreed to serve for a second term, one director is ineligible to serve again.

We need one new director, if you know anyone who would like to serve, please nominate them! Directors must be members of CICA.

Current Board members up for re-election: Mike Beiter, Ray Farnesi and Sonny Hayes.
Possible candidates: Joe Greenfield, Diana Hawley and Christine Valuckas.

- Pavilion Rentals (Sonny Hayes)

The Pavilion is currently reserved for the following dates for 2016:

6/24 (Summer Social), **6/25** (Private), **7/2 to 7/4** (4th of July), **7/9** (Private – Pantone),

7/10 (Private - Michaud), **7/16** (Private – Martin), **7/22** (Ice Cream / Bingo), **7/23**

(Private- Thomas), **7/29** (Summer Social), **7/30** (Private – Hallett), **8/6** (Family Camping),

8/13 (Private), **8/19** (Private), **8/20** (Private – Ordway), **8/26** (Summer Social), **8/27** (Private), **8/28** (Annual Meeting), **9/17** (Private), **9/24** (Social / Event), 10/1 (Private-Hartman), **10/15** (Clean Up Day), **10/29** (Halloween Party), **12/17** (Christmas Caroling)

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)

Tom Grieco and I inspected several drainage areas around the community and only found two problems. The drain halfway up Bennett Avenue is washing out on the State Park side of Bennett and should have a guardrail of some type installed as a safety measure. The washout area is very near the edge of the brush and probably only poses a hazard to the grass cutting crew.

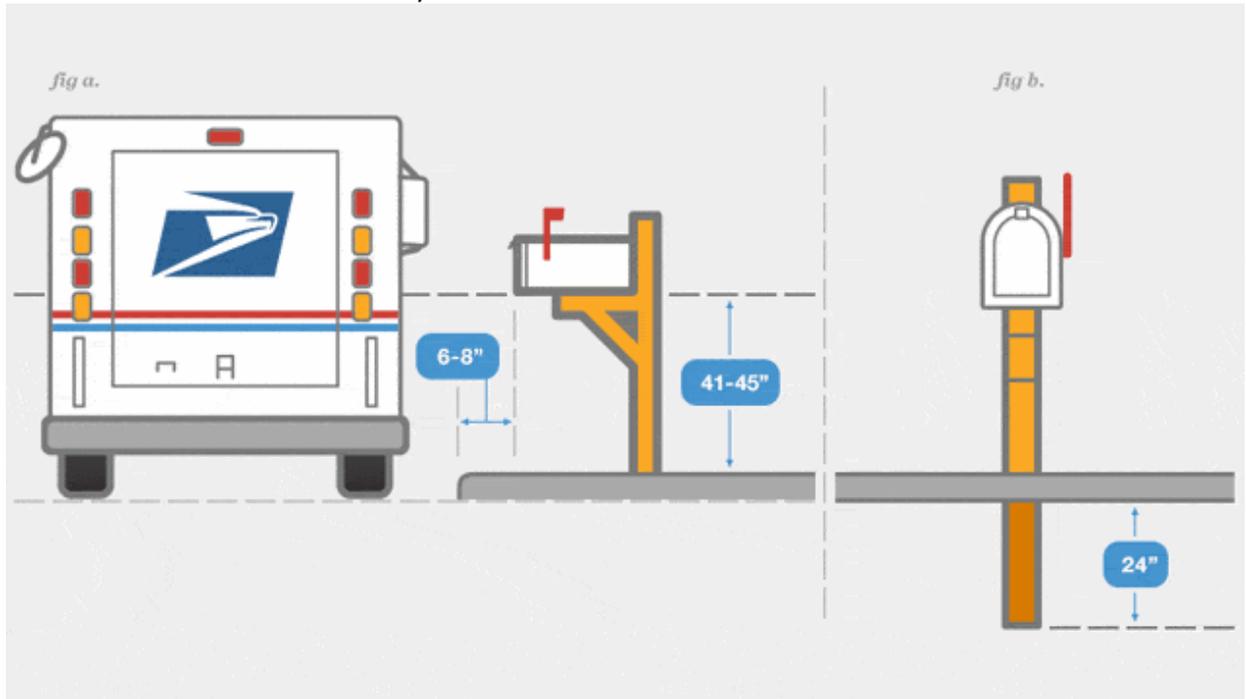
Second, the drain opening in the front yard of Rich and Wendy Gilbert should be cleared and a drain cover installed. We have some drain grates in storage and one of these should work.

Several speed limit signs have been knocked over and need to be replaced / re-installed.

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 Road:

There was a meeting held on June 16 to bring interested parties up to date as to the drainage plans for Caldwell Road.

- The current solution involves 3 different drainage systems and does not cross the road.
 - 1) A bioswale
 - 2) A slot drain with piping below ground level.
 - 3) Drainage swale typical to the rest of the community.
- A long time resident confirms that over the course of time various past owners have modified or filled the original swale along Caldwell Road.

Community Punch List:

Andrea has prepared a list based on alerts from Community members.

- Repairs are to be made as part of the original contract.
- S&M has already marked some areas for work.
- The original job is warranted for one year.
- Now is the time to compile a comprehensive list for S&M.

John thanked Andrea for compiling this list.

Right of Way Improvements:

Pine and Turkey point Road is high on this list, others to follow.

- **Shoreline Erosion (Justin Thomas)**

This project is not being considered in this year's budget. The first project will be the area at the north end of the harbor.

- **Tractor (Tom Grieco)**

Tractor: The estimated cost to replace the tractor clutch was \$2500 as quoted by Ag Industrial.

Marty Smith has agreed to replace the tractor clutch at a substantially lower cost to the community. Thank you Marty!

Kubota mower: The new mower blades needed sharpening after only one month of use. The operators have been requested to keep the mower deck set higher to minimize the frequency of the blades striking rocks and other debris. Some private lots are reported to be in poor condition in this respect.

Tractor Use Study Committee: The committee met on June 21. There are many used trucks with plows for sale by truck dealers in the 10 to 20 thousand dollar range. A 1993 Ford F-700 diesel dump truck with low mileage is available from a Utility contractor for \$9000.

The funds currently allocated in the Tractor Replacement Fund may not be repurposed without an approved vote from the community.

A well presented plan and alternative option, if approved by the Board, could however be presented to the community for a vote at this year's annual meeting.

This committee met for a second time today before the Board meeting.

- **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.)*

Marc Beckert:

Marc has been passed on RTE.272 several times in the park. Residents are reminded that the entire roadway within the park is marked as a “no-passing” zone with a speed limit of 35 mph.

Old Business:

Hinkle Property: An attempt to meet with the property owner was unsuccessful. Will try again.

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.

- This fencing section has been installed.

Trimming of Jacob’s Nose:

Thanks to six volunteers, a good amount of clearing was accomplished in March and April. Due to bad weather on several occasions, the desired degree of trimming was not completed. Some additional work at the top of the cliff will be completed as time permits. We will need to start earlier with more volunteers next year.

Tom Grieco : There are some drainage issues on Bennett, he asked what if anything had been to resolve them.

- Sonny said there are two pipes on Bennett.

- Sonny and Tom will investigate.

Storage Unit:

Bill will contact the resident on Gull Circle who still has a shipping container in his yard.

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,

July 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 9:19 pm.

Executive Session immediately followed this meeting to discuss and approve next year's budgets.

Respectfully submitted,
Jim Carter, CICA Secretary