

**CICA Board of Directors' Meeting**  
**September 20, 2016**  
**7:02 p.m.**

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**Board members present:** Jim Carter, Joe Greenfield, Diana Hawley, Cindy Mistysyn, John Murray, Chris Shelton, Justin Thomas, Christine Valuckas, William Wood

**Board members absent:** Mike Beiter, Tom Grieco, David Haines

**Community members / guests present:** Marc & Beth Beckert, Karen and Bill Dryden, Andrea Gilde, Dave Mangano

**Pledge of Allegiance**

The Pledge was led by Chris Shelton.

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

**1)** Sonny Hayes sent a letter to the Board and has resigned from *some* of his Committee Chairmanships, as follows:

- "1. I'm resigning from chairman of the Maintenance Committee
2. I'm resigning from the Roads and Drainage Committee

Sara and I will continue to handle Pavilion Rentals and I will continue to oversee the mowing crew and the cutting of both community property and the lots that contract with CICA to have their vacant lot(s) mowed.

.....*Pavilion Rental Schedule and current Committee reports removed*.....

I have enjoyed serving for the last 3 years and will try to attend meetings when possible. Any questions, please let me know."

The Board extends their thanks for all of Sonny's long and continued service to the Community!

**2)** There have been several complaints received concerning vehicles parked on or in the paved roadways. Please be sure to park off of the road! We suspect that this problem will disappear now that the bigger holiday weekends have passed.

**3)** There are a few properties which have become "party houses" and are well known to their neighbors. These properties have been reported to the Board.

- CICA and the Board have no law enforcement authority.
- Residents should speak to neighbors on the topic of noise in a neighborly tone.
  - In the event of continued problems, neighbors should contact the Sherriff's Department. Hopefully, this action will not be needed.

**4)** Marine wildlife updates:

- A shark was spotted swimming in the Elk River.
  - *NOTE:* Although not identified, this could be a bull shark. Bull sharks can be very aggressive and have been credited with many shark attacks on humans. Bulls have the ability to travel and forage in either salt OR fresh water. Any large sharks spotted by swimmers should be avoided!
- A rare Atlantic Sturgeon was caught and released in the Big Elk River.

- 5) A tourist swimming in one of the nearby rivers has contracted the “brain eating” amoeba.
- Cecil County Health Department has issued a health warning on this topic.
  - Avoid exposing open wounds to the water. Avoid getting water in your mouth.
- 6) Paul Lyons has submitted another colorful note along with his final Road Paving payment. Although the note did not make any direct accusations, he included dictionary definitions of “embezzle,” “fraud,” and “September.” The Board was already well aware of the definitions of all three words but thank him for providing them.
- Flippant comments continue to be made by *some* of our residents and those individuals need to be cautious as to the truthfulness and accuracy of their commentary.
  - With the current Road Paving Project, Chesapeake Isle is approximately a \$1 million corporation and is run as a business.
  - Board members have been cautioned not to speculate on financial matters. The past Court mandated rulings concerning co-mingling of funds between CICA and Community Maintenance are very complex.
  - Property owners are always welcome at all monthly Board meetings.
    - Advance notice of complex financial questions would be appreciated so that the Treasurer can retrieve any necessary information to provide an accurate and complete answer.

**Secretary’s Report (Jim Carter)**

Jim e-mailed the August draft minutes to the Board on August 23, with a response deadline of August 26. Final minutes were e-mailed to the Board on August 26, and were approved unanimously (12 yeas) with minor changes incorporated.

The final August minutes were posted on the website on August 26, and on the Beach and Harbor bulletin boards on August 28.

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

**Treasurer’s Report (Andrea Gilde for Justin Thomas)**

*Justin Thomas is the new Board Treasurer. He will be working with Andrea and plans to present the Treasurer’s reports at subsequent meetings (beginning in October 2016).* Andrea presented and reviewed the August **CICA** Monthly Treasurer’s Report providing an overview of the income and expenses.

Income: \$ 30.00 - Membership  
 40.00 – Pavilion Rental  
*(It was also noted the there was no income for Community Events, as there was no charge to attend the Pancake Breakfast, as previously advertised.)*

Expenses:  
 \$ 51.64 – Electricity  
 146.18 – General Maintenance  
 54.99 - Internet  
 68.88 – Pavilion – GFCI outlet +  
 105.28 - Wages

14.98 – Bookkeeping / accounting

A motion was made, seconded and unanimously approved to approve the Treasurer's August report for CICA.

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

Expenses:

\$ 370.66 - Beach – Pavilion / Bath House well, pressure tank replacement  
31.55 – Electricity  
3500.00 – Legal – Attorney fees, Foley/Jones trial  
43.46 – Printing / mailing  
872.30 - Caldwell drainage design

\$27,980.50 – 50% down payment to S&M Paving for Caldwell Drainage Project  
- paid from Road Paving Funds

A motion was made, seconded and unanimously approved to approve the Treasurer's August report for Community Maintenance.

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

Road Paving **Savings** Account:

	Deposits	Payments	Trans. IN	Trans. OUT	Balance
July – 16	0.07 – Int.	--	--	--	110.97
Aug – 16	--	--	--	--	110.97

Road Paving **Checking** Account:

	Deposits	Payments	Trans. IN	Trans. OUT	Balance
July – 16	7,888.44	(960.25)	--	--	16,881.68
Aug – 16	6,335.01	(688.85)	--	--	22,527.84

Road Paving **Line of Credit** Account:

	Payment / Withdrawal	
7/11/16	\$ 257.83	- Loan Payment
8/29/16	500.00	- Loan Payment

Loan Balance as of 8/16/2016 = \$ 92,828.39

Total collected as of 9/11/16 = \$ 684,009.92

Paid in full lots = 280 = 87%

Payment agreements = 31 owners representing 36 lots – 4 lots / 3 owners are delinquent

**Unpaid or no contact = 11 owners representing 13 lots\*\***

Total – 308 lots have paid or entered a payment agreement

*Past Discussion concerning Paving Payments:*

Six month payment due notices were sent to the 22 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.

\*\* = The 60 days mentioned above has passed since the mailing of the six month payment due notices. The Board has directed the Legal Committee to begin legal collection proceedings against 11 of these owners; the Spalls are awaiting repairs to their property (See "Old Business" for details).

A motion was made, seconded and unanimously approved to approve the Treasurer's August report for the Road Paving Accounts.

NOTE: Our taxes were due September 15; we have gotten an extension and should not owe any additional taxes when filed.

### Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)  
The date for this event is April 1, 2017. This will be the 5th annual AA5K, so expect something exciting!
- Architectural Review (Bill Dryden)  
Since the last meeting we approved the following:  
Christopher Shelton  
181 Bennett Avenue – Lot: C-41  
A 12' x 18' enclosed porch to be constructed on the existing rear deck.  
  
This approval is subject to the necessary County permit being received.
- Beach (Jim Carter)  
A replacement toilet for the men's room has been donated by the Pantalones – thank you! I am in the process of refurbishing it and hopefully it will be installed in time for the pig roast on Saturday, 9/24/16.  
*Post meeting action:*  
Men's room toilet installed in time for the Pig Roast!

Clean up Day is coming, October 15, 2016. Meet at the Pavilion at 8:30. Watch for a Hot Topic on this subject.

There is a large dying / dead tree at the Beach. This is the tree which was infested with tent caterpillars last year. This was mentioned at the Annual Meeting of Property Owners.

- Several residents have mentioned that eagles use this tree as a perch for hunting and eating their catch.
- Unfortunately this tree overhangs a frequently used portion of the beach and presents a known hazard, therefore, any damage or injury which might occur by it falling becomes a direct liability to Chesapeake Isle.
  - Chris Shelton will be contacting Bob the Tree Guy for an estimate for

removal.

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

- Bulletin Boards (Karen Dryden)  
Other than posting the August Board Meeting Minutes, nothing new to report since the last meeting.

**Reminder:** Classified and for sale ads will remain posted for three months and then be removed.

- Community Events (Chairperson needed; report by Sue Seeley / Jim Carter / Beth Beckert)

Jim Carter - We have the Pig Roast this Saturday, 9/24/16. 90+ people signed up, we need more participants for the Baking Contest! Polly Pyle-Carter is the chair.

Sue Seeley - October will be the Halloween party. Angie Thomas is the chair.

Beth Beckert – The yard sale was on September 17; 12 homes participated. Good deals were to be had!

- The Ice Cream Social made a profit of \$1.11

We have a job opening! Tiffany Murch has stepped down from the chair of the Community Events Committee. Thank you for your service! If you would like to chair this active committee please contact any Board member!

- Fourth of July (Diana Hawley & Andrea Gilde)  
Nothing new to report.
- General Maintenance / Erosion (Chair needed)  
Nothing to report.

*Note: As mentioned in the President's Report, Sonny Hayes resigned as the chairperson for this committee. Following the meeting, Bill Wood and Jim Carter volunteered to co-chair this committee.*

- Grass Mowing (Karen Dryden)  
We have received complaints on the lawn maintenance of Lots: P-12 & 13(H) which is the Hill property that went to foreclosure. A lawn mowing service was cutting near the house only prior to foreclosure in May of 2016, however has not been cut since.

CICA has continued to cut Lot: P-12 (empty lot) and the corner section of Lot: P-13 to maintain it.

Contact has been made to the appropriate parties on 9-12-16 and have been assured they will follow-up.

I will continue to monitor the situation.

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)
  - The re-construction of the fishing pier is complete, thanks to Bob Biedermann, Bill Dryden and the many volunteers who helped with this project.
    - We will not be putting the floating dock section back in the water this year.
  - I am working on refurbishing the two benches at my home and will have them back on the pier soon.
  - We will be rebuilding / repairing the kayak rack in the spring.
    - Please be sure to remove your kayak when the season is over.
    - Many of the kayaks are unidentifiable and we are not sure who owns which kayak! Please get identification onto your boats!

**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](mailto:marcbeckert@outlook.com) , 443-693-3462

- History (Pat Day)

Nothing to report at this time.
- Legal (Bill Dryden)

The Court date for the collection of Maintenance Fees for 2015 & 2016 will be held on October 27, 2016 for the following:

Bradley J Fellure  
Kristine A. Killen  
51 Darrel Road – Lot: D-08

We are requesting the amount due plus late charges and legal fees.

- Library (Joan Ferrick / Kathy Reilly-Naumovich)

“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.

- Membership (Karen Dryden)

**2009 – 2015 MEMBERSHIPS:**  
(2) – Hill, Harvey: Lots P-12 & P-13 went to foreclosure - bank took back loan.

– Bank would not agree to pay past due balance for above years.

**2012 MEMBERSHIPS:**

**(319)** – Lot owners have paid their Maintenance Fees for 2012 to date (98.76%)

**(242)** – Of those paid have joined the Association

**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

**(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

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

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

**(1)** – Lien for years 2013 & 2014 (Foley/Jones)

**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

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

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

**2016 MEMBERSHIP:**

**(313)** - Lot owners have paid their Maintenance Fees in full for 2016 to date (96.90%)

Plus (1) partial payment

Plus (5) Mason Lane Owners

**(2)** - Lots in foreclosure (Arabejo & Ostasewski)

**(199)** - Of those paid have joined the Association (63.98%)

**(1)** – Lien for years 2015 & 2016 (Foley/Jones)

- **2016 Invoices were sent out November 15, 2015**
- **2016 Payments due February 15, 2016**
- **2016 Second Invoices were sent March 1, 2016**
- **2016 Third Invoices were sent the end of April, 2016**
- **(3) 2015-2016 Past due letters sent July 8, 2016 (two payments received)**
- **(1) 2015 & 2016 Past due (Fellure) given to lawyer August 15, 2016 for collection process. The Court date is set for October 27, 2016.**

- Newsletter (Marianne Wood / Andrea Gilde)

Fall newsletter will be finished in mid October, but I'm going to save a page or two for the children's Halloween party. As soon as those pages are done, it can go out. Please have all submissions to me by October 1. Thank you!

Please submit copy for the next issue to Marianne at [mwood1197@gmail.com](mailto:mwood1197@gmail.com)

- Nominating (Sonny Hayes)  
Nothing to report.

- Pavilion Rentals (Sonny Hayes)

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

**9/24** (Pig Roast), **9/25** (Private), **10/1** (Private- Hartman), **10/8** (Private), **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 (John Murray)

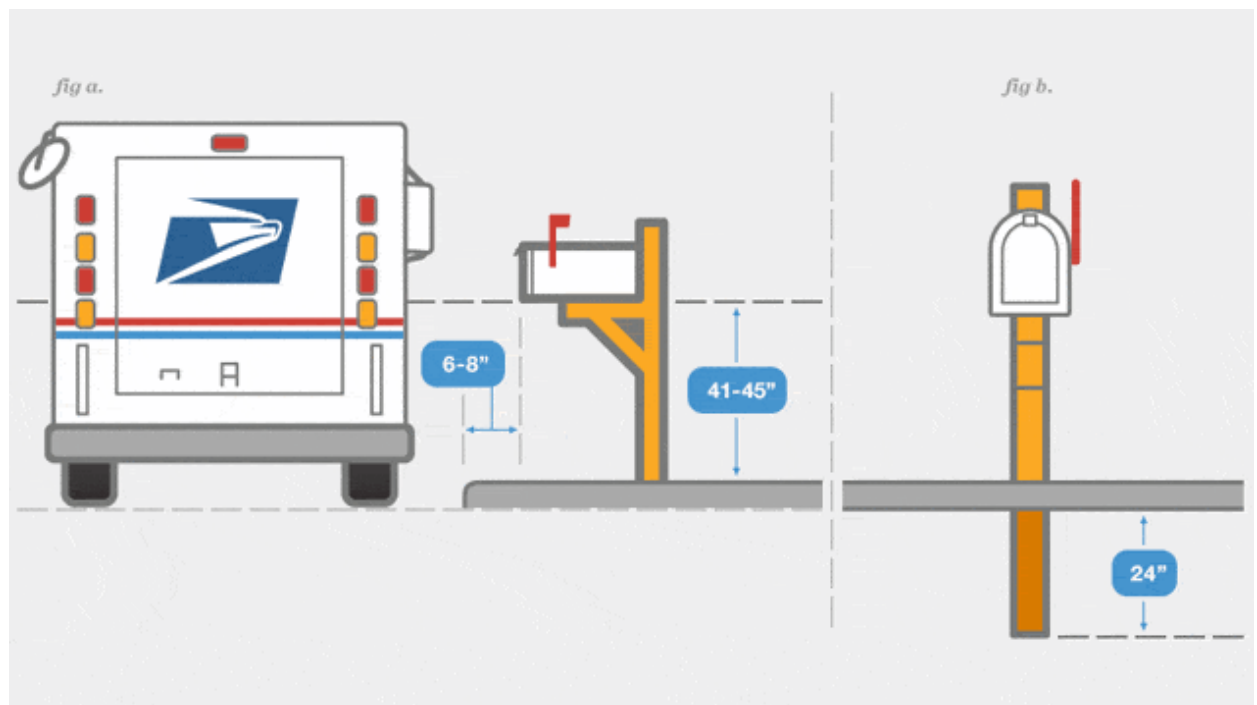
Q: Who maintains the road right of way?

A: The adjacent property owner. Each Property owner maintains the right of way in front of their house or lot.

Harbor Road needs work to the typical washout area; Chris or Gary Gilde will handle this with the tractor.

*Note: As mentioned in the President Report, Sonny Hayes resigned as the chairperson for this committee. John Murray volunteered to chair this committee.*

- Roads / Drainage Improvement and Planning (John Murray)





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.

***We ask that all residents do their part in helping us protect our investment. Thank you.***

**Caldwell Rd.**

Work is advancing. All homeowners that are immediately affected by this construction have been notified.

The current construction schedule is as follows:

Construction Stake Out - Week of September 19- 23

Mobilization - October 10 -14

Construction - October 17- November 4

The minor repair issues at the Spall property will also be completed during this period.

Eric Sturm and John Murray will be overseeing / inspecting this work.

**Any remaining Paving Project issues need to be brought to the Board's attention ASAP as our one year warranty period ends in mid-November!**

- **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.
- **Maintenance Equipment Committee (Tom Grieco)**  
Nothing new to report.
- **Web page / E-mail /Technology (Diana Hawley)**  
Routine updates continue to be made. Please contact [dianahawley@gmail.com](mailto:dianahawley@gmail.com) to report any other necessary updates.

**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.)*

Dave Mangano, 101 Bennett, made contact with Bill Dryden, ARC, in reference to getting approval to repair / replace his fence.

Jim Carter extended kudos to Marc Beckert, Harbormaster, for beaching a sinking boat in the harbor thereby minimizing damage to the vessel.

**Old Business:**

**Spalls** on Mason Lane are withholding payment of their paving assessment due to alleged damage to their property during paving of Mason Lane. \$ 4400. for their 2 lots.

- John Murray was aware of a fence section which was damaged during construction and a replacement fence section has been installed.

- A replacement post needs to be installed as well.

- John Murray, Andrea and Chris met and agreed that some stone will be added to a

section of the Spall property when the Caldwell Road project is underway.

**Storage Unit:**

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

- Update: A Certified letter was sent to this property owner.

**Trash Trucks Damaging Pavement on Gull Circle:**

Brian Clare brought minor damage to the pavement on Gull Circle to the attention of the Board. This damage is being caused by trash trucks turning around in the Circle.

*Post July meeting action:*

- Justin provided Jim with the addresses of the four trash companies servicing Chesapeake Isle.
- A letter was drafted to the four companies about this issue. Waste Management currently backs into the circle and then drives straight out, this procedure eliminates the need for a three point turn in the circle and was recommended to the other three companies. Waste Management was copied in the form of an 'ATTABOY.
- Chris signed the letters and they were mailed Saturday, July 23.
  - No update from Gull Circle residents at the September meeting.

**New Business**

Andrea asked if we wanted to continue with mosquito spraying? \$ 75. per treatment.

- The Board decided to continue spraying until after several heavy frosts.

**Announcement of next Board Meeting:**

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, October 18, 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 8:41 pm.

Respectfully submitted,  
Jim Carter, CICA Secretary