

**CICA Board of Directors' Meeting**  
**January 17, 2017**  
**7:00 p.m.**

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**Board members present:** Mike Beiter, Jim Carter, Diana Hawley, Cindy Mistysyn, John Murray, Justin Thomas, Christine Valuckas, William Wood

**Board members absent:** Joe Greenfield, David Haines, Chris Shelton

**Community members / guests present:** Karen and Bill Dryden, Andrea Gilde

**Pledge of Allegiance**

The Pledge was led by Diana Hawley.

**President's report (Diana Hawley for Chris Shelton)**

Chris is at a City Council meeting so he is unable to attend. I talked to him before the meeting and received his additions to this President's Report.

Effective 1/4/2017, Tom Grieco has resigned his position on the CICA Board of Directors and as chairman of the tractor committee. Chris sent an e-mail to all Board members on this date notifying them of this resignation. We wish him well in his future endeavors and thank him for his service to the Board and the community during his tenure.

As referenced in the bylaws, vacancies in the Board shall be filled by a majority vote of the remaining Directors though less than a quorum, and such Directors shall serve for the remainder of the unexpired terms of their predecessors. Because this is a personnel issue, the Board will hold a brief Executive Session following this meeting to discuss filling this vacancy.

We received multiple complaints regarding a distasteful Christmas display at 108 Cliffview Drive on December 23, 2016. Chris sent an e-mail to the Board informing them of these complaints. I e-mailed the renter and explained that we were receiving complaints. She agreed to remove the display when they returned home. The homeowner also contacted me to tell me that he spoke with the renters about this issue.

We received multiple complaints via e-mail regarding dangerous and inappropriate 4-wheeler usage on community roads and property during the snow event on January 7, 2017. We have evidence that the children operating the 4-wheelers were Sommer Donahue and Noah Klosowski. As a result of these complaints and evidence, the Board will send a letter to their parents.

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

Jim thanked Andrea for taking over the Secretary's duties at the December Board meeting.

Andrea e-mailed the December draft minutes to the Board on December 31, with a response deadline of January 4, 2017. Final minutes were e-mailed to the Board on January 11, and were approved with 11 yeas and 1 non-vote which counted as a yea with minor changes incorporated.

The final December minutes were posted on the website and on the Beach and Harbor bulletin boards on January 11.

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

**Treasurer's Report (Justin Thomas & Andrea Gilde)**

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

Income: \$ 120.00 - Boat Storage  
40.00 – Keys – Shuffleboard / games closet  
745.00 – Membership  
300.00 – Moorings  
1.22 - Interest

Expenses:

\$ 159.06 – General Maintenance – diesel fuel  
54.99 - Internet  
32.55 - Electricity  
53.73 – Community Events – Wine & Cheese  
58.93 – Bookkeeping / accounting – neat, accounting  
492.00 – Insurance – 20% Travelers / Directors & Officers, umbrella  
50.00 – Safe deposit box rent

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

Justin presented and reviewed the December **Community Maintenance** Monthly Treasurer's Report.

Income: \$ 13,357.00  
3.00 - Interest

Expenses:

\$ 31.65 - Electricity  
360.00 – General Maintenance / Erosion – mosquito spraying  
1,968.00 – 80% Travelers/ Directors & Officers, umbrella  
900.45 - Roads General Maintenance – diesel fuel, salt

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

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

Road Paving **Savings** Account:

	Deposits	Payments	Trans. IN	Trans. OUT	Balance
Oct – 16	.07	--	--	--	111.11
Nov – 16	--	--	--	--	111.11
Dec - 16	--	--	--	--	111.11

Road Paving **Checking** Account:

	Deposits	Payments	Trans. IN	Trans. OUT	Balance
Oct – 16	8,325.73	(2,450.67)	--	--	30,503.55
Nov - 16	6,662.17	(140.00)	--	--	37,025.72
Dec – 16	3,680.00	(35,832.50)	--	--	4,873.92

Road Paving **Line of Credit** Account:

	Payment / Withdrawal	
10/19/16	1,000.00	- Loan payment
11/30/16	1,000.00	- Loan payment
12/08/16	30,000.00	- Loan Payment

Loan Balance as of 12/31/16 = \$ 61,129.12

Total collected as of 1/12/17 = \$ 694,548.82

Paid in full lots = 291 = 90%

Payment agreements = 25 owners / 5 owners are delinquent

**Unpaid or no contact = 8 owners representing 12 lots**

Total – 315 lots have paid or entered a payment agreement

A motion was made, seconded and unanimously approved to approve Andrea's Road Paving Account report for December.

Andrea also reported that CICA's tax returns have been filed. She will e-mail copies to the Board officers.

**Committee Reports**

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)  
The event will be held on Sunday, April 9, at 10:00 a.m. Online registration is now open: <http://www.active.com/north-east-md/running/distance-running-races/anchors-aweigh-5k-2017>. Paper registration forms will be posted on the CI website, FB page, and e-mailed via Hot Topics soon.

We are currently soliciting event sponsors. Please contact Diana or Andrea if your business is interested.

- Architectural Review (Bill Dryden)  
No activity since the last Board Meeting.
- Beach (Jim Carter)  
Bob the Tree Guy cut down the dead tree at the beach on January 4. We got lucky on this as the tree was found to have major interior decay and could have fallen at any time during a wind or ice weather event. Bob cut the tree (maple) into firewood lengths and residents are invited to help themselves to any of the wood.

The tire swing was replaced last weekend with a new and larger tire!

It is never too soon to start thinking about the Spring Clean-up day and projects for the Beach.

The fence at the edge of the parking lot and the ramp near the bath house are already on my radar for replacement in the early spring. Let me know if there are other projects which need our attention so that we can do some advanced planning!

**PARKING:** All vehicles using the Beach or Harbor parking areas must display a CICA sticker, or a [Chesapeake Isle 2017 Guest Parking](#) 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 December 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 (Sue Seeley – Adult Events & Angie Thomas - Children’s Events)

**CERT Training:**

Training will be held on January 28, 2017. The final location will be determined at the end of the week and is dependent on the expected attendance. An invitation email went out to all community members with a current response of 35-50 people. The anticipated location is the North East Fire Station in North East.

The Board thanks Judy Murray who had made arrangements with the North East River Yacht Club but due to logistics and private trainer availability, we cannot use that facility this time.

- Fourth of July (Diana Hawley & Andrea Gilde)  
This event will be held on Tuesday, July 4. Nothing new to report.
- General Maintenance / Erosion (Jim Carter & Bill Wood)  
Nothing to report.
- Grass Mowing (Karen Dryden)  
Nothing 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.

- Harbor (Marc Beckert)

Nothing new to report.

2017 MOORING SCHEDULE:

Inspection: March 18 through April 21, 2017

Pick-up : April 18

Set Day: April 22

Final mooring pull: November 4, 2017

**PARKING REMINDER:** All vehicles, **including boat trailers**, using the Harbor parking area must display a CICA sticker, or a [Chesapeake Isle 2017 Guest Parking](#) 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 trial date for the following is set for March 9, 2017:

Bradley J. Fellure & Kristine A. Killen

51 Darrel Road.

This will be the first Court Action for past due Road Assessments. Bill and our attorney, RVJ, will attend.

- Library (Joan Ferrick / Kathy Reilly-Naumovich)

“The books come in and the books go out!” ®

The Library is closed for the winter season.

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

- Membership (Karen Dryden)

**2013 MEMBERSHIPS:**

**(319)** – Lot owners have paid their Maintenance Fees for 2013 to date (98.76%)

Plus (4) Mason Lane owners

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

(1) – Ostasewski- foreclosure took place- Paid in full!

**2014 MEMBERSHIPS:**

**(317)** – Lot owners have paid their Maintenance Fees in full for 2014 to date (98.14%)

Plus (5) Mason Lane Owners

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

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

**2015 MEMBERSHIP:**

- (311) – Lot owners have paid their Maintenance Fees in full for 2015 to date (96.28%)  
Plus (2) Partial payments  
Plus (5) Mason Lane Owners
- (181) – Of those paid have joined the Association (58.38%)

**2016 MEMBERSHIP:**

- (316) - Lot owners have paid their Maintenance Fees in full for 2016 to date (97.83%)  
Plus (1) partial payment  
Plus (5) Mason Lane Owners
- (1) - Lot in foreclosure (Arabejo)
- (199) - Of those paid have joined the Association (63.98%)
- (1) – Lien for years 2015 & 2016 (Foley/Jones)

**2017 MEMBERSHIP:**

- (118) - Lot owners have paid their Maintenance Fees in full for 2017 to date (36.53%)  
Plus (3) Mason Lane Owners
- (77) - Of those paid have joined the Association (65.25%)
  - **2017 Invoices will be sent out by November 18, 2016**
  - **(3) 2015-2016 Past due letters sent July 8, 2016 (two payments received)**
  - **(1) 2015 & 2016 Past due (Fellure / Killen) – went to Court October 27, 2016 – awaiting Court decision.**

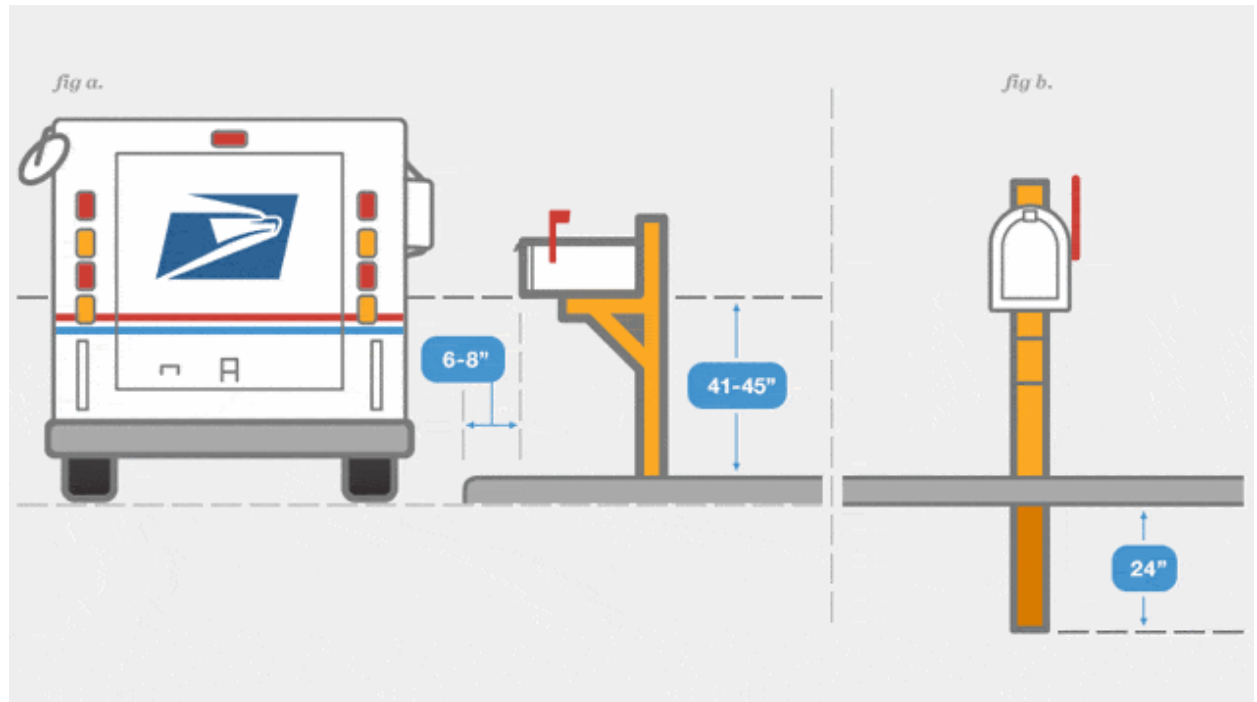
- Newsletter (Marianne Wood / Andrea Gilde)  
The Winter 2017 Newsletter submissions deadline is January 31. Please submit any articles, pictures, ads or upcoming events to [MWood1197@gmail.com](mailto:MWood1197@gmail.com).
- Nominating (Justin Thomas)  
Justin Thomas agreed to be the new chairperson, replacing Sonny Hayes.
- Pavilion Rentals (Sonny Hayes)
  - The 2017 fee for Pavilion rental is \$ 50.
  - Your reservation will not be confirmed until this fee is paid.
  - Trash from private events is not to be left at the Pavilion – trash goes home!
  - 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.

Discussion:

- Bill Wood investigated on-line payment of Pavilion rental and other fees.
  - Determined to not be a cost effective means of payment.
- The trash company that we previously used was taken over by another company, with a new scheduled pick-up day of Thursday. Since our beach and harbor areas are most used on weekends, we would like to find a trash service with a Monday or Tuesday pick up for these areas.
  - Diana will investigate.

- Road Maintenance and Drainage (John Murray)  
Nothing to report.
- 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.***

***Discussion:***

- Many or most of the mailboxes in Chesapeake Isle are set too far back from the road edge according to Post office specifications.
  - The door of your mailbox should be **no farther than 8"** from the edge of the pavement. See graphic above.
- So long as the mail carrier can reach the box without exiting their vehicle, they will not complain to the homeowner.
  - The mail carriers will not hesitate to drive off of the edge of the paved road in order to reach the box; so long as there is not a major hole in front of the box they will drive off every day without complaint.
    - This is where the problem starts.
    - Driving over the edge of the pavement will cause deterioration of the road edge and premature failure – in front of YOUR house.
- In order to preserve the edges of our roads and our investment, we ask that everyone move their mailboxes into compliance as soon as possible.
- Tom Grieco started a survey and list of mailboxes located on Cliffview and Darrel which were set too far away from the roadway and John Murray has a list of addresses on Arden which are also too far back. A complete survey will be done soon.

- We will also put a reminder in the newsletter and send an e-mail to the community reminding them about the mailbox location rules.
- **BONUS:** If everyone moved their mailboxes into compliance they would also serve as road edge markers for our snow plow drivers thus eliminating much of the need for roadway edge markers! (See "Old Business")

**Caldwell Road:**

Nothing new to report.

**Communitywide Paving Warranty Period:**

S and M was contacted and the remaining areas on Cliffview will be addressed at the appropriate time, weather permitting.

- **Shoreline Erosion (Justin Thomas)**

Nothing to report or update at this time.

- **Maintenance Equipment Committee (chair is vacant)**

**Tractor:** The tractor was returned on January 4 from Walter G. Coale. Gary Gilde plowed snow with our new plow on Saturday, 1/7, and discovered some minor problems – disconnected fuel gauge plus some plow performance issues which were all related to the hydraulic system; all problems were repaired promptly on site by W.S.Coale on Monday, 1/9.

The Board thanks Gary for taking the tractor for a shakedown cruise in 2 inches of snow rather than waiting to discover the problems during a major storm! Further thanks for his follow up actions with Coale.

**Mower:** There is a reported intermittent starting / cranking problem with the Kubota mower. Jim, Justin and Bill Wood will investigate this problem over the winter. Battery? Starter? Switch? Other?

*Post meeting action:*

- Jim e-mailed Sonny and was told that the mower will sometimes just "click" instead of crank; repeated tries with the key eventually produce cranking.

- **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.)*

- It was noted that Tom Pollard Sr. passed away in the last few days, he will be missed by many.
  - A sympathy card has been sent to Peggy.

- John Murray opened discussion of Frank Keenan's letter which was received last month:



Frank Keenan  
85 Bennett Ave  
Northeast MD 21901

To the Board of Chesapeake Isle

11/05/15

Re: The Bennett Boat Yard Dump

Dear Members of the Board,

Hello, my name is Frank Keenan, full time resident of Chesapeake Isle since January 2009. I would like to address the board on an issue of concern. But first I would like to thank the Board for the hard work expended on the road project. The neighborhood has changed for the better! I moved here 7 years ago fully accepting the gravel roads. I quickly learned that the dust and potholes were a serious issue to both our health and property values. My sincere thanks for getting this done. They look great!

My concern today involves another issue impacting the quality and values of our neighborhood. I refer to it as the "Bennett Boat Yard Dump". I live across the street from lots that don't perk. Some of these lots were bought years ago and because of the perk issue, they have been vacant ever since. Some folks think that the lots are part of the park and a great place to dump their lawn clippings and brush. Others think that it is ok to store their boats. I have bought at least one lot (C-14) and have tried to buy others to keep the bucolic nature of the Bennett Ave. I mow, rake, remove fallen trees etc. to keep several lots from looking like a dump. However, owners offer these open spaces to friends or family for a free space for boat storage. Boats and trailers come and go. Some sit for months or a season, others for years. Attached are photos of boats that have sat for years and a pic of the "Ghost". I have had stiff conversations with the owner after he dug up my lot with his trailer. He does not live in Chesapeake Isle.

It was my understanding that community bylaws prohibit boat/trailer parking in front of the house. I keep my kayaks, skiffs and whatever fits in my garage. My 20' tailorable boat is kept as far back in my drive as possible in the summer and I pay for winter storage at the Triton, about \$550 per winter (November thru March).

How do we enforce bylaws and maintain the quality of the neighborhood? The issue does not solely belong to Bennett Ave. Drive around the neighborhood.

Looking forward to your response.

Sincerely,

Frank Keenan

Discussion:

- This is thought to be primarily a "neighbor issue".
- There are 7 boats stored on lots on Bennett Avenue; many of them appear to be abandoned. As Mr. Keenan stated in his letter some of them have not moved in years are very dirty, not maintained and present as an eyesore.
- It is suggested that the Board send letters to the owners of these lots regarding the condition

of their boats and storage locations on the lots.

**Old Business:**

- **Repairs to Spall property on Mason Lane:**

A letter to the Spalls regarding the delay of these repairs was read into the record during the President's Report of the December Board Meeting, 12/20/16.

- To date, we have not received correspondence from the Spalls as a result of the letter.

- **Storage Unit:**

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

A Certified letter was sent to this property owner.

- No response was received from the property owner.

- It was suggested that Bill contact the County Zoning and Planning Department.

- They will investigate the situation and if needed, take the issue to Court.

- Andrea is looking into buying roadway marking stakes to help guide the plow drivers during snow events.

- Several Board members have investigated superficially and found these for as little as \$2. each.

- Jim commented that we would still be looking at an investment of hundreds of dollars to mark all of our road edges.

**New Business**

The Christmas tree was unplugged tonight at the Pavilion. It is a nice addition to the Beach area!

- Cindy will call Irene Reardon to proceed with "un-decorating".

**Announcement of next Board Meeting:**

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, February 21, 2017, 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 8:52 pm.

**NOTE:** Executive Session followed immediately concerning the nomination of a new director to complete Tom Grieco's term. Several suggestions were made and individual Board members will contact these individuals to determine their willingness to serve.

Respectfully submitted,  
Jim Carter, CICA Secretary