

**CICA Board of Directors Meeting  
November 14, 2017  
7:00 p.m.**

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**Board members present:** Mike Beiter, Vicky Garvey, Diana Hawley, Rob Martin, Cindy Mistysyn, John Murray, Kathy Reilly-Naumovich, Chris Shelton, Justin Thomas, Christine Valuckas, and Bill Wood

**Board members absent:** Joe Greenfield

**Community members / guests present:** Jerry Brueckner, Jim Carter, Karen Dryden, Andrea Gilde, Ken Harvey

**Pledge of Allegiance**

The meeting was called to order at 7:00 pm. The Pledge was led by Chris Shelton.

**Date of Approval and Distribution of Minutes Report (Christine Valuckas)**

The October 17, 2017, minutes were approved by the Board of Directors on October 31, 2017, and posted to the website and harbor bulletin board on November 1. Minutes were also posted at the pavilion bulletin board on November 6. Routine information (such as how to place a classified ad, how to obtain parking stickers, membership history, mail box installation instructions, pavilion rental fees etc.) has been removed from the minutes. Going forward, this type of information will be posted on the CICA website.

**\*Approval of Agenda (Chris Shelton)**

Agenda was approved without changes.

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

Vandalism and property damage by two (2) ATVs was reported in the community on the evening of November 4/5, Saturday/Sunday between the hours of 11:00pm and 3:00am by two residents: Kim Schmidt of Darrell Rd and Ken Harvey of Turkey Point Rd. Both residents contacted the Maryland State Police – North East Barracks to report the vandalism and property damage in multiple locations as well as the illegal use of ATVs on a State road and throughout the private property and roads within the community. MSP Trooper First Class Morrison filed the reports.

Community members are encouraged to continue to contact the Maryland State Police or other law enforcement body regarding illegal behavior or vandalism. The CICA Board of Directors appreciates being informed of these incidents and what actions have been taken by community members but does not have any jurisdiction over these incidents. Chris Shelton thanked Ken Harvey for his responsiveness and prompt actions to report these issues.

**\*Treasurer's Report (Justin Thomas)**

Justin presented the CICA Financial Report and Community Maintenance Financial Report for the fiscal year beginning July 1, 2017. As of October 31, CICA income totaled \$5,465.00 and expenses totaled \$8,485.00. The month of October income was \$1060.00 and expenses were \$1,853.01. The checking account balance was \$18,381.76 and the reserve account balance was \$19,406.28 for a total of \$37,788.04 at the end of October.

As of October 31, Community Maintenance income totaled \$1,682.46 and expenses totaled \$39,786.54. The month of October income was \$614.00 and expenses were \$5,486.24. At the end of October, the checking account balance was \$1,889.34 and the reserve account balance was \$38,934.46 for a total of \$40,823.80.

A detailed report of CICA and Community Maintenance income and expenses is posted on the CICA web site.

Andrea Gilde presented a summary of the paving project loan payments and expenses and noted that approximately 8 payment agreements with property owners are continuing to be paid. The financial reports were approved as presented.

### **Community Comments (Chris Shelton)**

A new procedure for community comments was initiated at the October meeting requesting those individuals who want to speak at the meeting to sign in stating their name, contact information, address, and topic. Two individuals spoke and two declined to comment. Below is a summarized version of the comments and responses and is not a word-for-word transcription of comments.

#### **1. Ken Harvey – Turkey Point Road**

- Tree removal at Harvey and adjacent community property - scope of work and costs shared with the Board. C. Shelton requested a copy of the invoice for work that the Board agreed to share the cost of with property owner.
- Concern presented over drainage issues that are causing private and community property damage during heavy rains along SR 272/Turkey Point Road near Pine Lane. K. Harvey previously contacted Fred McGuigan of the State Highway Administration about the silt and debris clogging the culverts along the road. There has been no response to date. C. Shelton to follow-up with SHA contact.

#### **2. Jeff Mack - Turkey Point Road (not present) via Diana Hawley**

- Reported J. Mack concern about trees overhanging Turkey Point Rd. inside Elk Neck State Park and his request to the authorities to cut back these trees.
- Shared J. Mack concern over drainage issues noted above on Turkey Point Rd. near Pine Lane.
- Indicated that J. Mack had also spoken to MSP about recent ATV vandalism and property damage.
- Shared his concerns about suspected heroin overdoses in homes in the community.
- C. Shelton noted again that if you know of illegal activities, contact the police directly.

### **Committee Reports**

**Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)** – Nothing to report.

#### **Architectural Review (ARC) (Bill Dryden)**

Since the last Board Meeting the following NEW construction was approved: a three-bedroom home with a detached three-car garage. The approval is conditional upon receiving County approval, which they are now processing. Mark and Maria Engel, Lot: 7, Block: L, Racine Road.

#### **Beach Committee (Jim Carter)**

The Plexiglas front of the bulletin board at the Pavilion has been replaced. The bathrooms have been closed and winterized for the season.

#### **Bulletin Boards (Karen Dryden)**

Thank you to Jim Carter for replacing the Plexiglas on the cover.

**CERT (Chris Shelton)** – Nothing to report

### **Community Events (Sue Seeley – Adult Events & Angie Thomas – Children’s Events)**

The Halloween Party occurred on Saturday, October 28 at 3:00 pm at the Pavilion. See newsletter for details.

**Fourth of July (Diana Hawley & Andrea Gilde)** Nothing to report.

**General Maintenance / Erosion (Jim Carter & Bill Wood)** Nothing to report.

**Grass Mowing (Karen Dryden)** Nothing to report.

**Harbor (Marc Beckert)**

November 4, 2017, was the mooring delivery and the floating docks were pulled out. Many thanks to the (20)+ community members who came to help. Marc wanted to publically thank Fred Kobylinski (55 Arden Rd), who helped numerous times in pulling moorings, cutting the driftwood into firewood, delivering it to the beach fire pit, and helping at the harbor prior to mooring delivery day. Also thanks to Brian Clare and Regan Michaud who helped with the heavy lifting. Special thanks to Mrs. Beckert for providing breakfast prior to the work effort.

Unfortunately, the Fishing pier floating dock sustained some significant damage when it was pulled out of the water due to infrastructure rot. The floating dock will need to be repaired and/or replaced prior to going back in the water for next season. Marc will find a group of skilled carpenters to assist in the repair of the floating dock over the winter and early spring.

There are seven (7) abandoned dinghies and watercraft from the dingy racks. At the present time these are stored in the fenced area by the maintenance yard. There are a few watercraft remaining on the kayak racks and there is a small sunfish in the harbor area. Marc will reach out to the owners and have them collect their crafts. CICA should consider installing signage so that the rules of the harbor are clear for everyone.

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

C. Shelton will contact Marc about abandoned property and legal requirements.

**History (Pat Day)**

Three members of the community, Joe Greenfield, Justin Thomas and Diana Hawley, have offered to assist Karen Dryden and Pat Day to review all materials that have been collected from the origination of Chesapeake Isle. A significant portion of the reports have already been cataloged, therefore, this work should not take too long. They plan to start this work after the holiday season sometime in January.

**Legal (Bill Dryden)**

A court date on 11-16-2017 is scheduled for the following regarding unpaid Maintenance Fees:

1. Mason, Michael; 33 Basin Drive
2. Baer, David & Sherri; 48 Arden Road

Note: Bill Dryden is resigning his role as Legal Committee Chair effective December 31, 2017. If anyone is interested contact C. Shelton or one of the Board members.

**Library (Kathy Reilly-Naumovich / Joan Ferrick)**

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

Contact: Kathy (484-375-5800) or Joan (410-287-9595) to access the library during off hours.

**Membership (Karen Dryden)**

**2017 MEMBERSHIP**

**(311)** - Lot owners have paid their Maintenance Fees in full for 2017 to date (96.28%)

Plus (5) Mason Lane Owners

**(202)** - Of those paid have joined the Association (66.01%)

Plus (2) Mason Lane Owners

2017 Invoices were sent November 18, 2016  
2017 Payments were due February 15, 2017  
2017 Second Invoices were sent March 5, 2017  
2017 Third Invoices were sent at the end of April 2017  
(1) 2015-2016 Past due (Arabejo) foreclosure 8-18-17 (Attorney has filed against the estate of the deceased.)  
2018 Invoices will be sent by November 20, 2017

### **Newsletter (Kim Schmidt)**

Shachar Gilad and Kim Schmidt published the Fall 2017 CICA Newsletter electronically on October 24, 2017. The paper copies were mailed to those who do not live in the Isle on 10/24 and Chesapeake Isle homes received their paper copy on 10/26. Special thanks to Andrea Gilde and Diana Hawley for their editing and technological help with the e-version of the newsletter.

#### Winter Newsletter:

Articles due to Kim by 1/6; electronic distribution by 1/23 with paper to follow within the week.

### **Nominating (Justin Thomas)**

Three board member positions will be vacant at the end of the year (July 2018). Contact Justin Thomas if you are interested.

### **Pavilion Rentals (Sonny Hayes)**

The pavilion is reserved for the following dates in 2017 for **CICA** and private events:

**12/16 – CICA Christmas Caroling**

### **Road Maintenance and Drainage (John Murray)**

This committee will address the small ROW drainage issues that remain throughout the community pending budget approval.

### **Roads Improvement and Planning (John Murray)**

All punch list items from the paving project are being addressed. There are three (3) open items: installation of the grate at the outfall pipe, installation of a small yard drain near the Day property, and the exposed Verizon wires laying across driveways. The pavilion parking area and the harbor parking area will be addressed as funds become available. If necessary, D. Hawley has agreed to follow up on the asphalt repairs to Caldwell.

**Shoreline Erosion (Justin Thomas)** Nothing to report.

**Web page /Technology (Diana Hawley)** – Routine updates continue. Contact: dianahawley@gmail.com

### **Old Business**

- **Storage Unit:** Since the last meeting the County has inspected the property on Gull Circle and the storage unit has not been removed. It has been transferred to the County's Legal Dept. to obtain a Court date for an injunction hearing. Progress is being made, however the Courts do not move quickly. B. Dryden will follow-up.
- **Clean-up of equipment and materials near Maintenance Bldg.** (moved to New Business)
- **Plans for clean-up improvements to walking path** (moved to New Business)

### **New Business**

- **\*Stockade fencing:** Jerry Brueckner provided a plan and cost estimate in coordination with John Murray to address the equipment and stockpile issues near the Maintenance Bldg. Fence posts will be installed 3 ft. in

the ground without concrete so the fencing can be removed in the future. Funding from the Community Maintenance budget in the 'not to exceed' amount of \$665.00 for labor and materials was approved by the Board.

- **Request for small shed:** This item was "tabled" until a future meeting after organizing and cleaning is completed inside the Pavilion.
- **Oil tank replacement:** Gary Gilde provided a detailed report to the Board concerning the potential replacement of the oil tank. The Board authorized Gary to develop a scope of work, including disposal, and official quote for consideration at the December meeting.

In addition, J. Carter alerted the Board to the presence of multiple 55-gallon drums of contaminated fuel in the storage area that may need to be moved or disposed.

**Announcement of next Board Meeting:**

The next monthly Board meeting is scheduled for Tuesday, December 19, 2017, at 7:00 p.m. at the Pavilion.

**\*Adjournment:** The meeting was adjourned at approximately 8:15 pm.

\*Indicates voting item.

Respectfully submitted,  
Christine Valuckas, CICA Secretary