

**CICA Board of Directors Meeting
February 20, 2018
7:00 p.m.**

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

Board members absent: Joe Greenfield, Cindy Mistysyn and Christopher Shelton.

Community members / guests present: Karen Dryden and Andrea Gilde.

Pledge of Allegiance

The meeting was called to order at 7:00 pm. The Pledge was led by vice-president, Diana Hawley.

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

The January 16, 2018 minutes were approved by the Board of Directors on February 4, 2018, and posted to the website, harbor and pavilion bulletin boards on February 5.

***Approval of Agenda (Diana Hawley)**

Agenda was approved by the Board.

President's report (Diana Hawley)

Diana Hawley reported that Chris Shelton received an email on 2/6/18 regarding another theft that occurred early morning Saturday, 2/3/18, on Rollins Road. It was reported that one neighbor lost several hundreds of dollars of heating and air conditioning equipment and tools as well as the minor emptying of glove boxes. As always, please be sure to lock your vehicles, do not keep valuables in your cars, and report any incidents to the Maryland State Police/Cecil County Sheriff.

(Board member Kathy Naumovich also reported at the meeting that coins were stolen from an unlocked vehicle at her property on 2/4/18.)

It is also time to start planning the budget for the next fiscal year (July 1, 2018 to June 30, 2019). The President is responsible for leading the Budget Committee, which consists of 6 community members (plus the President). Anyone interested in serving on this committee should contact Chris Shelton. The first Budget Committee meeting will be scheduled for the end of March.

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

Justin presented the CICA Financial Report and Community Maintenance Financial Report for the fiscal year beginning July 1, 2017. As of January 31, CICA Year to Date (YTD) income totaled \$9,472.94 and expenses totaled \$10,684.44. The month of January income was \$1,220.00 and expenses were \$253.12. The checking account balance was \$21,228.28 and the reserve account balance was \$19,413.68 for a total of \$40,641.96 at the end of January.

As of January 31, YTD Community Maintenance income totaled \$29,802.14 and expenses totaled \$50,408.12. The month of January income was \$9,903.00 and expenses were \$326.55. At the end of January, the checking account balance was \$24,884.89 and the reserve account balance was \$38,944.01 for a total of \$63,828.90.

The Treasurer's report was approved as presented. A detailed report of CICA and Community Maintenance income and expenses is posted on the CICA web site.

Community Comments (Diana Hawley) – None

Committee Reports

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

As previously reported, this event will be held on Saturday, March 17, at 10:00 am. We are continuing to receive registrations for the race and/or post-race party, with details and various participation options listed in the previous Board minutes, newsletter, and on the Chesapeake Isle web site. However, we need more people from the community to sign up! Please talk it up and encourage registrations.

In addition to our 5 current sponsors, (Chris Shelton [Blue Cheetah Sports Timing], Mike Beiter [Central Air Duct Cleaning], Ed Campbell [Beiler-Campbell Realtors and Appraisers], Ray Farnesi and Carol Bisconti [Farnesi Travel], and Herr's), we have an additional 6th sponsor: Sara Hayes (Realtor from Keller Williams). Minimum sponsorship is \$250 cash or in-kind.

Volunteers are also still needed. Contact dianahawley@gmail.com if you would like to help the day of the event or if you are interested in sponsoring.

Architectural Review (ARC) (Bill Dryden)

Re: New Home Construction - A house construction was approved by ARC subject to County Approval on November 1, 2017. We have been advised by the owners that the County did not issue final approval as the front set-back is 35 feet instead of 50 feet. They were advised to seek a variance which is almost always issued, however, with the extra drain field requirements imposed by the County the Engels' cannot build the desired house with a fifty foot front set-back. The hearing date for the variance is February 27, 2018.

In checking the plot for Section 4 of the Isle, drawn in 1964 this Section does show a 50' front set-back and not 35' as shown on the engineering plan attached to their original request. In reviewing the plats for the Isle, about one half reflect a 35' set-back; front set-back and the other half reflect a 50' set-back.

NOTE - Our Restrictive Covenants states the following on set-backs:

"No dwelling or any part thereof shall be erected by the second party closer than 35 feet to the street lines of said property nor closer than 12 1/2 feet to the other lines thereof."

Unless the adjacent neighbors or CICA object to the variance, it will probably be approved since a variance was approved about two years ago on the Killian's property for the encroachment of the front porch. With the new County requirements on drain fields, we would expect this to come up again on those lots in the 50 foot set-back Section of the Isle. If anyone needs to discuss any of this, Bill Dryden can be reached at [\(410\) 287-9598](tel:4102879598).

Re: 35 Caldwell Road (Shaw property/shed location) – Further discussion was tabled pending Chris Shelton's meeting with Mr. Andrew Shaw.

Beach Committee (Jim Carter) – Nothing to report.

Bulletin Boards (Karen Dryden) - Nothing to report.

CERT (Chris Shelton)

Diana Hawley reported on behalf of Chris Shelton that the purchase of the AED, approved in the current fiscal year budget, will be completed before June 30. After receipt of the unit, an outdoor heated cabinet will be procured and installed at the Pavilion.

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

Next Event is the Progressive Dinner, March 10. Contact Dawn Campbell (Chair) to register or for any questions.

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)

Marc has started compiling a list of materials needed to repair the floating docks & dinghy racks. An order for materials from Benjamin Lumber should be placed this week for delivery the 2nd week in March. We could use some fire hose for bumpers on the docks. If anyone knows someone who can access these materials, please contact Marc. Volunteers are needed; look for email request for help.

History (Pat Day) – Nothing to report.

Legal (Vacant) – Nothing to report.

A chair is needed for this responsibility. Anyone with a strong history and knowledge of the community is encouraged to volunteer. Contact Chris Shelton or Diana Hawley if you are interested.

Library (Kathy Reilly-Naumovich / Joan Ferrick) – Nothing to report.

Maintenance Equipment (Interim – Gary Gilde)

Andrea Gilde reported on behalf of Gary Gilde that the manure fork attachment for the tractor was purchased. This will be helpful for managing the seaweed buildup that accumulates on the beach area.

Membership (Karen Dryden)

2018 MEMBERSHIP:

(233) – Lot owners have paid their Maintenance Fees in full for 2018 to date (72.36%)

Plus (3) Mason Lane Owners

(165) – Of those paid have joined the Association (70.81%)

2018 Invoices were sent November 19, 2017

2018 Invoice Payments are DUE February 15, 2018

2018 Third Invoices will be sent in March 2018

Newsletter (Kim Schmidt)

Shachar Gilad and Kim Schmidt completed the winter newsletter with the electronic distribution on January 20, 2018 and the mail and paper distribution on January 25. Community residents may have noticed that the most recent newsletter did not contain the usual list of community directory address updates. Moving forward, directory updates will be emailed separately twice a year. Special thanks to Andrea Gilde and Diana Hawley for their support and edits of the newsletter. The next publication is scheduled for April.

Nominating (Justin Thomas)

Three current Board members will have reached term limits at the end of the year (July 2018), leaving at least 3 vacancies. Contact Justin Thomas if you are interested.

Pavilion Rentals (Sonny Hayes) – Nothing to report.

Road Improvements and Planning (John Murray)

Verizon Invoice was received by CICA in the amount of \$11,166.68. This invoice is related to the telecomm outage and repairs that occurred during work on Caldwell Road. CICA is contesting this invoice. A copy of the invoice and the letter of response from CICA were sent to the Board of Directors.

Road Maintenance and Drainage (John Murray)

Vicky Garvey informed the Board of an erosion problem on Bennett Drive. John Murray will follow up with her.

Shoreline Erosion (Justin Thomas and Joe Greenfield)

John Murray and Alex Szep visited the Jacob's Nose area on Monday, February 19. John suggested that the mountain laurel and holly plants be retained and allowed to spread to control erosion. Trees should be removed in the rip-rap areas because of the damage they can cause. They also looked at the condition of the rip-rap near Jacob's Nose and beyond the dinghy racks to determine if additional work is required in this area.

Web Page/e-mail (Diana Hawley)

Routine updates continue to be made. Please report suggested changes to dianahawley@gmail.com.

Old Business

Storage Unit: Lam Property, 18 Gull Circle - The Court Hearing is scheduled for February 20, 2018. The owner was advised by the County that the hearing would be cancelled if the container was removed by February 16, 2018, however, this did not happen.

UPDATE from Bill Dryden: The Court Hearing was held today, February 20, 2018 and the County received their injunction against Mr. Lam. The owner has 15 days to remove the storage container or the County will begin contempt of Court Hearing. Mr. Lam advised the Court that the container would be removed by Friday, March 2, 2018. Mr. Lam will be assessed the County's legal fees and Court Costs.

Maintenance Yard: Diana Hawley will follow up with Jim Carter and ask for his help to inventory the equipment and materials remaining in the maintenance yard.

Oil tank replacement: Nothing to report.

New Business:

Volunteer Accountability – Diana Hawley reported that CICA has a rider on its insurance policy that provides liability insurance to CICA in case of injury to volunteers, however, documentation of volunteer time is necessary. The chairs of any future events using volunteer time should distribute a sign in sheet to verify the date, names of volunteers and time of activities. A sign in sheet will be provided by the Board.

Announcement of next Board Meeting:

The next monthly Board meeting is scheduled for Tuesday, March 20, 2018, 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