

**CICA Board of Directors Meeting
March 27, 2018
7:00 p.m.**

Board members present: Mike Beiter, Vicky Garvey, Joe Greenfield, Diana Hawley, John Murray, Kathy Reilly-Naumovich, Christopher Shelton, Justin Thomas, and Christine Valuckas

Board members absent: Rob Martin, Cindy Mistysyn, and Bill Wood.

Community members / guests present: Karen Dryden and Kevin Meisner

Pledge of Allegiance

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

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

The February 20, 2018, minutes were approved by the Board of Directors on March 7, 2018, and posted to the website, harbor, and pavilion bulletin boards on March 8.

***Approval of Agenda (Christopher Shelton)**

Agenda was approved by the Board.

President's report (Christopher Shelton)

The community's first major snow event occurred on Wednesday, March 14, and involved over 10 hours of plowing. Special thanks to Gary Gilde, Luke Gilde, and Janet McKenna for all their hard work and time.

A resident on Darrel reported that they removed a large branch from the roadway. As always, we appreciate residents taking the initiative to keep our community safe.

The new manure fork, to be used to remove seaweed from the beach, has been installed and is working well. Thank you to Gary Gilde for coordinating this purchase and installation.

It is also time to start planning the budget for the next fiscal year (July 1, 2018 to June 30, 2019). The Budget Committee, so far comprised of Justin Thomas, Diana Hawley, John Murray, Andrea Gilde and Chris Shelton (ex-officio) is scheduled to meet on Wednesday, April 4, at 6:00 pm at Chris Shelton's home. (Two more committee members will be named prior to the meeting, for a total of six members. If you would like to volunteer for this committee, please contact Diana Hawley.)

***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 February 28, CICA Year to Date (YTD) income totaled \$12,754.94 and expenses totaled \$10,869.56. The month of February income was \$3,282.00 and expenses were \$185.12. The checking account balance was \$23,732.15 and the reserve account balance was \$19,413.57 for a total of \$43,145.72 at the end of February.

As of February 28, YTD Community Maintenance income totaled \$47,086.14 and expenses totaled \$50,998.61. The month of February income was \$17,284.00 and expenses were \$590.49. At the end of February, the checking account balance was \$42,131.4 and the reserve account balance was \$38,949.37 for a total of \$81,080.77.

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 (Christopher Shelton)

1. Kevin Meisner- Rollins Road

Kevin attended the meeting after receiving a call from Chris Shelton regarding the incident on March 16, 2018 involving Kevin's son, Gavin. Chris Shelton reported that on March 16, 2018 at 4:31am the Maryland State Police (MSP) arrived and stopped two (2) individuals riding a 4-wheeler on Turkey Point Road in the Chesapeake Isle community. One young man was driving the vehicle and Gavin was a passenger along for the ride. A local resident called MSP to report the incident. It was logged by MSP Trooper Keane as a traffic complaint according to the document Chris Shelton obtained.

Diana Hawley informed the Board and guests that the resident who called the police was told by MSP that the individuals were given a written warning and told that if this happened again, MSP would impound the 4-wheeler. MSP suggested that a time-stamped video be taken next time. Kevin Meisner, whose son was a passenger on the 4-wheeler, asked the Board and other residents to contact him directly in the future if his children are doing something wrong. He expressed his concern regarding harassing telephone calls by neighbors and would appreciate being notified directly of any incidents in the future.

It was noted by Diana Hawley that the CICA Board members often receive complaints from residents and is required to address them as appropriate. She further emphasized that communication is essential to mitigate misunderstandings and misinformation. Joe Greenfield reiterated that the best way to handle issues is to attend Board meetings and speak directly with the Board members. Chris Shelton thanked Kevin Meisner for coming to the meeting and noted that the complaint was not just a rumor. A copy of the written report from MSP was given to the resident filing the complaint.

John Murray complimented Kevin Meisner for attending the meeting and affirmed it's the best way to communicate with the Board and keep us informed. In closing this discussion, Chris Shelton reminded everyone of the Board's role and the recommendation that residents contact the police regarding any illegal or unsafe behavior in the community.

Committee Reports

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

The race was held on March 17, with the post-race party following the event. Approximately 100 runners/walkers completed the 5k and approximately 125 people attended the party. Initial numbers indicate a profit of approximately \$2200 for CICA.

Special thanks to Blue Cheetah Sports Timing for another fantastic race, to the many community volunteers, to the participants, and to all of our very generous event sponsors:

Beiler Campbell Commercial
Blue Cheetah Sports Timing
Captain Chris' Crab Shack
Central Air Duct Cleaning
Farnesi Travel
Herr's Snacks
Sara J. Hayes from Keller Williams

Thanks also to the PTSD Foundation for their assistance obtaining a liquor license for this event. A donation will be made to this organization in recognition of their support. In addition, Weaver's Discount Liquors in North East provided a donation and discount for supplies, and John Reber and Janet McKenna donated their time and

culinary skills to make this event a great success. Volunteers and race winners will be listed in the April newsletter. Pictures of the event were posted on the Chesapeake Isle Facebook page. Chris Shelton thanks everyone who contributed to this event.

Architectural Review (ARC) (Bill Dryden)

We approved the removal and replacement of an existing screen porch that will occupy the same footprint as the former porch for Jack and Suz Steczak of 287 Rolling Avenue.

Beach Committee (Jim Carter)

Since the last Board meeting, the kiddie swing set framing was discovered cracked and leaning. The framing was knocked down and the swing seats removed for reuse. The swing set will be rebuilt this spring, most likely at the Spring Clean-Up Day. The destruction of the existing swing set has not been fully investigated, however, it was determined that the wood rot at grade level on one side of the framing was a big contributing factor.

Spring Clean-Up Day is Saturday, April 21, at 8:30 at the Pavilion.

Bulletin Boards (Karen Dryden)

As of March 1, 2018, Cindy Mistysyn will be in charge of the two Bulletin Boards which includes posting of the Board Minutes, For Sale Items, and Services. She may be reached at: cindymist@gmail.com or (410) 287-2766.

CERT (Chris Shelton)

The AED unit has been purchased and is pending installation and confirmation from our insurance carrier regarding any special coverage that may be required.

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

Upcoming events include the Easter Egg Hunt (March 31) and the Yard Sale (April 28). Notices about both events with details have been sent to the community via e-mail.

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

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

Grass Mowing (Karen Dryden)

(31) CICA Seasonal Contracts were sent March 26, 2018, at the seasonal rate of \$198.00 per lot. Mowing of lots will commence in April.

Harbor (Marc Beckert)

Mooring pick up took place on Saturday, March 24, 2018, with a great turn out from community volunteers. Mooring inspection is scheduled from March 24 through April 7. Bill Dryden & Bill Day conducted mooring inspections on Monday, March 26. There are 8-10 moorings that failed inspection. Owners will be notified to remediate their rigging.

The work to repair the damaged floating docks also went well. The primary floating docks for the main boat ramp were covered with new marine grade plywood and a 10-year heavy duty stain; another coat will be added the first week in April. Mike Beiter led the crew repairing the main pier and did a great job for the community.

Marc Beckert repaired the light pole at the harbor. The high winds from a storm a few weeks ago ripped off the plastic conduit clips and these were replaced with metal clips. The fishing pier float is in much worse shape than previously identified. Once repairs commenced, it became apparent that the majority of the underside of the float was rotted and cracked. More wood was ordered and picked up over the weekend to continue and repair the dock. If the float is not repaired by Saturday, April 7, the mooring placement may be postponed until

the following weekend. Fred Kobylinski is taking responsibility for repairing the fishing pier float and is doing a fantastic job repairing the float.

Marc Beckert notified the Board that he is stepping down as Harbormaster after the 2018 season. He will continue through the mooring pickup and delivery in the Fall 2018, but I will not be able to continue the role of Harbormaster.

History (Pat Day) – Nothing to report.

Legal (Vacant)

The storage container on Gull Circle owned by Mr. Lam was removed on Monday, March 19, 2018. As a result, the Contempt Hearing has been cancelled. The Community owes a big thank you to the County for their assistance in curing this violation of our community rules.

An invoice was sent to the realtor for the road paving and maintenance expenses related to the Arabejo property at 19 Diana Way.

Library (Kathy Reilly-Naumovich / Joan Ferrick)

The library is looking for any and all books published after 2000, unless it's considered a classic or you think it's a wonderful book. The library will open in mid-April; hours will be Saturday 10:00 - 11:30am.

If you have books, please let Kathy know. If you would like to volunteer your time on a Saturday, contact Joan Ferrick. Joan has graciously agreed to coordinate volunteers, so if you want to grab a specific day, give her a call at 410-287-8595.

Maintenance Equipment (Jim Carter) – Nothing to report.

Membership (Karen Dryden)

2018 MEMBERSHIP:

(258) – Lot owners have paid their Maintenance Fees in full for 2018 to date (80.12%)

Plus (5) Mason Lane Owner

(188) – Of those paid have joined the Association (72.86%)

- **2018 Invoices were sent November 19, 2017**
- **2018 Invoice Payments were due February 15, 2018**
- **2018 Second Invoices were sent in March 2018**

Newsletter (Kim Schmidt)

Shachar Gilad and Kim Schmidt will begin work on the spring newsletter in early April. Articles are due to Kim by April 6 with electronic distribution by April 23. Paper distribution to follow within the week of electronic. Since Community Clean-Up Day is April 21, a section will be left open in the newsletter for a short article and picture or two to be inserted at the final hour of production.

NOTE: If you attend any of the events this spring, please feel free to snap a few photos to submit to the newsletter. Residents love to “see” the events and people of the Isle.

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) – Nothing to report.

Road Maintenance and Drainage (John Murray)

Approximately midway on Bennett Avenue there is an erosion situation at the existing drain pipe. All the pipes were scooped prior to paving so the pipe should be intact. The corrugated metal pipe is exposed on the north side of the road for about 50 ft., and the surrounding earth continues to erode. This erosion has now reached about three feet from the roads edge. Many of the lots in this area do not perc indicating a high water table which may contribute to this situation. John Murray has discussed this with Eric Sturm and will schedule an on-site investigation and will provide a recommendation for repair. This will be included in the budget process for next year.

Joan Ferrick contacted John Murray about her concerns related to the dings and divots in the pavement on Caldwell Road in comparison to other community roads. John informed the Board of her concerns. A discussion followed about sealing a portion of the roads on an annual basis. John will investigate the costs and bring that information to the Budget Committee.

Shoreline Erosion (Justin Thomas)

A group of nine (9) volunteers met on March 25 for an initial safety briefing and to begin the shoreline erosion work on the Jacob's Nose area of Chesapeake Isle (between the Harbor and the Beach). Initial efforts focused on tree pruning, brush trimming, and working to clear the rip-rap area, which has not received any attention in quite some time. The next work session is scheduled for April 8 at 9:30 a.m. A Safety Briefing and discussion regarding the scope of the work will be held prior to work, which will begin at the Harbor and progress along the rip-rap to the north.

Web Page/e-mail (Diana Hawley) – Nothing to report.

Old Business:

Shaw Property: This issue is pending Chris Shelton's follow-up meeting with Mr. Shaw.

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.

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 was created and will be sent to all committee chairs.

New Business:

Justin Thomas informed the Board that there are three (3) oak trees on community property that have come down during recent storms. He requested permission to remove these trees. His request was approved by the Board.

Announcement of next Board Meeting:

The next monthly Board meeting is scheduled for Tuesday, April 17, 2018, at 7:00 p.m. at the Pavilion.

***Adjournment:** The meeting was adjourned at approximately 9:15 pm.

*Indicates voting item.

Respectfully submitted,

Christine Valuckas, CICA Secretary