

**CICA Board of Directors Meeting
February 17, 2026
6:30 pm via Zoom and Remote Access**

Board Members Present – Janice Beiter, Kyle Bottorff, Rich Crowe, Dane Hendrix, Lori Hill, Jess Klinger, Alice Moore, Bob Resch, Julie Rosario, and Candy Wallace

Board members Absent – Joe Greenfield, and Lisa Schill

Community members / guests present – Mike Beiter, Warren Brown, Dane Hayman, Jean Hulse-Hayman, Kathy Kempinski, Babs Manges, John Murray, Kim Schmidt, and Jim Tiefenthal

Pledge of Allegiance

The meeting was called to order at 6:30 pm by Janice Beiter, President, who then led the Pledge of Allegiance.

Date of Approval and Distribution of Minutes Report (Julie Rosario)

The minutes from the Board Meeting held January 20, 2026, were approved by the Board, and were distributed on January 29th. The minutes were posted on the web site on February 2nd; however, they have not yet been posted at the harbor bulletin board due to snow and ice conditions on the harbor road.

***Approval of Agenda (Janice Beiter)**

The agenda was revised to reflect the ** voting items. The agenda was approved as presented by a hand vote.

President's Report (Janice Beiter)

2026 Updates

The following changes were made to the 2026 Calendar of Events:

- Added the Community Yard Sale date for May 9 (no rain date).
- Added the Isle Palooza music event for Saturday, May 23 (Memorial Day weekend).
- Rescheduled the Ladies' Annual Brunch from June 6 to June 13.
- The updated calendar has been posted on the website with "Updated 2/17/26" noted in the footer.
- Collaboration with Polly and Kim Vindler resulted in updates to all documents within the Welcome Guidebook affected by the 2026 date changes. Additional document reviews were completed, and several editorial improvements were made—special thanks to Polly and Kim for their thorough work. Kim Vindler also provided directory updates, which Shachar has implemented. The Bylaw pages were revised to reflect the updated annual meeting dates from the past year.

Budget Committee Updates

The proposed FY27 CA Budget/BI Meeting Summary and accompanying PowerPoint presentation were distributed to the Budget Committee on February 3, 2026, for review. Updates were made based on committee feedback. This material will be presented to the Board under New Business during the current meeting. The committee remains on schedule with the Annual Meeting Timeline benchmarks.

Waterfowl Hunting Update

Justin Thomas confirmed that CICA maintains a three-year offshore blind and shoreline license for

waterfowl hunting rights (\$60), covering beach and harbor areas. Individuals wishing to hunt in these areas must obtain a Letter of Permission from the CICA. No requests have been received to date. Members are asked to record license plate numbers of any hunters observed so the Board can follow up with the Department of Natural Resources (DNR) as needed.

End of January Administrative Tasks

Dane and Janice collected W-9 forms for contractor 1099 issuance by the bookkeeper. Dane also managed payroll-related forms. Implementation of the new payroll system will begin this year to streamline submissions and ensure compliance with current tax regulations.

1/25 – Major Snow/Ice Storm

Thank you to Dane for coordinating and managing snow removal during the difficult storm event, and a big thank you to volunteer plow drivers Mike Beiter, Tony Kempiski, and Justin Thomas for their efforts. We had some very unique conditions with this storm. Extremely cold temperatures and persistent ice packed snow created severe conditions, resulting in unprecedented week-long school closures.

Due to contractor availability issues early in the storm, we relied on volunteers operating the community tractor once snowfall exceeded 3 inches. As a reminder, plowing pushes snow toward the roadside and across driveways; residents may clear as needed or hire local help.

Following the storm, we consulted with county officials, outside contractors, and AI to evaluate road conditions and determine next steps. Given the limited effectiveness of salt in deep-freeze temperatures, only light salting was performed on Tuesday morning. Additional road widening was done later in the week with outside contractors and continued by Dane and Mike through Thursday and Friday.

2/14 – Realtor Sign Incident

Ed Campbell reported that two of his realtor signs had been stolen. On February 17, he shared that Bud Godby found and returned both signs. Ed will follow up to confirm where the signs were found. Residents are encouraged to report any suspicious activity near 21 Darrel Road/Turkey Point Road and 280 Rolling Avenue.

2/16 – Off-Leash Dogs Reported

A property owner reported observing children walking two brown pointer-type dogs off-leash through neighborhood yards. While the dogs were well-behaved, the incident violates community rules. Residents who witness similar behavior are asked to remind individuals of leash requirements. A reminder will also be included in the next community newsletter.

***Treasurer's Report (Dane Hendrix)**

Treasurer Dane Hendrix presented the CICA Membership (CA) and the Community Maintenance (CM) Financial Reports as of January 31, 2025, for the 7th month of the fiscal year which began July 1, 2025.

The January CA income was \$2380.00 (\$1750.00 was collected in CM and not moved to CA checking until February), and expenses were \$322.22. Annual membership and boat fees are coming in. At the end of January, the checking account balance was \$19,889.40 and the money market account balance was \$52,316.59, of which \$16,400 were restricted (Equipment Replacement), resulting in a total asset balance of \$72,205.89.

For the month of January, CM income was \$33,215.00, and expenses totaled \$3,940.70. Community Maintenance fees are coming in strong. At the end of January, the CM checking account balance was \$56,640.80 (including \$1750.00 CA income not transferred until February). The money market and APG balances total \$165,787.12 to provide a total CM assets balance of \$224,427.92.

The restricted reserve account balances within the reserve were;

- Equipment Replacement Fund (Restricted) - \$40,000.00
- Roads and Erosion (Restricted) - \$24,650.00
- Shoreline Erosion (Restricted) - \$15,852.58
- Harbor Pier Restoration (Restricted) - \$11,250.00

The Treasurer's reports were approved as presented by a hand vote.

Community Comments

- John Murray requested to speak during the meeting to share observations regarding the ongoing construction of a home on Turkey Point Road. He noted that activity at the site has been relatively quiet following the recent period of extreme cold and snowy weather. While he has not observed any unsafe parking lately, he plans to speak with the homeowner's sons, who are working on the property, to kindly remind them of the parking regulations along Turkey Point Road and Bennett Avenue.
- John also inquired about the upcoming North Mason Lane Road repair project. The Road Committee reviewed the Board-approved repair plan with him and suggested that he refer to the January CICA Board Meeting Minutes for more detailed information. During the discussion, it was reiterated that the long-term goal is to reopen the north end of Mason Lane while maintaining the integrity of the roadway by limiting large truck traffic in that area.
- Kim Schmidt expressed her appreciation to the CICA community volunteers for their outstanding work in clearing community roads during the recent snowstorms.
- Kim also thanked Janice Beiter and Dane Hendrix for their leadership in managing CICA's finances and bookkeeping. She acknowledged their behind-the-scenes efforts and noted her gratitude for their success in securing a qualified bookkeeper for CICA.
- Kim extended additional thanks to all CICA Committee Chairs for their continued hard work and dedication, which help the community function smoothly.
- Kim emphasized the importance of the CICA Board and encouraged members to assist Vicky Garvey, Nominating Committee Chair, in recruiting new Board member volunteers to fill upcoming vacancies.
- Kim informed the Board that Bud Godby, a CICA resident and community historian, has published a new book titled *In the Isle*, chronicling the history of Chesapeake Isle. The book is available for purchase on Amazon.
- Janice Beiter read into the record a written statement and complaint submitted by Andrea Gilde concerning an incident involving another community member. Ms. Gilde provided detailed background information and outlined the corrective actions she intends to pursue. She requested that the Board review the issues raised. The Board agreed to retain a copy of the complaint in its legal records. The complete written complaint has been submitted and is accessible via the provided link for any member wishing to review it in full.
<https://chesapeakeisle.org/wp-content/uploads/2026/02/20260206-Email-from-Andrea-Gilde.pdf>

Committee Reports

Architectural Review (ARC) (Mike Beiter)

Nothing to report.

Beach Committee (Jim Carter)

Nothing to report.

CERT (Kathy Kempski)

The CICA Board member CPR AED certifications from the training 2024 will be expiring this spring. A CPR class will be offered for those who are interested on Sunday afternoon, 4/12 & 19 at the home of Kathy Kempski, 40 Mason Lane. Kathy requested that participants let her know if they plan to attend.

Community Affairs (Polly Carter)

Kim and Polly reviewed the directory and CICA guidelines for any typos or formatting issues before requesting that Janice print 15 copies for the upcoming new homeowner visits.

Membership (Janice Beiter, interim for Karen Dryden)

2025 MEMBERSHIP: 302 - (94%) Lot owners have paid their Maintenance Fees in full for 2025 to date which includes double & triple lot owners. In addition, payments from 3 Mason Lane owners and 2 partial payments were received. Of those paid, 190 have joined CICA (63%).

2026 MEMBERSHIP: 146 - (46%) Lot owners have paid their Maintenance Fees in full for 2026 as of January 31, 2026 which includes double & triple lot owners. In addition, payments from 3 Mason Lane owners and 1 partial payment were received. Of those paid, 99 have joined CICA (67%). Invoices for 2026 were sent out November 28, 2025 and were due February 15, 2026.

Community Communications (Diana Hawley)

Since the last Board meeting, the following community communications were completed:

- **Website:** Janice Beiter completed ongoing routine updates.
- **Entrance Sign:** Jane Houck continues to update the sign with information about monthly Board meetings and upcoming events.
- **Outgoing Emails:**
 - Diana sent the following email on behalf of the Board since the last Board meeting:
 - January 22: A snow removal reminder was sent to 432 recipients (CICA distribution list). It included a note to remove all property from the community-owned roadway and right-of-way in preparation for the forecasted snowstorm.
 - January 25: A snow removal update was sent to 431 recipients (CICA distribution list).
 - January 29: An update about the road conditions, snow removal, and contractor work was sent to 432 recipients (CICA distribution list).
 - February 10: Information about the Progressive Dinner was sent to 428 recipients (Hot Topics distribution list).

Please note that if you would like to request that an email announcement be sent to the community, please contact Diana (dianahawley@gmail.com) with the key information you would like included and the timeframe for when you'd like it sent. This helps ensure that email announcements go out in a timely manner and include all the necessary details.

- **Chesapeake Isle Dropbox:**

All important community-related documents will continue to be uploaded into the appropriate Dropbox folders for long-term community reference.

- **Incoming Email:** Diana and Andrea continue to monitor incoming emails. They respond to all incoming emails as appropriate and forward all emails that require a Board follow-up or response to Janice or the appropriate committee chairperson.
- **Public Chesapeake Isle Facebook page and Instagram:** While not a Board function, page administrators posted information and monitored and responded to messages as appropriate. *(A private and more interactive “Chesapeake Isle Neighbors ONLY” Facebook page was created by residents in October 2025. Neither Facebook page is managed by the CICA Board of Directors, and users are directed to contact chesapeakeisle.secretary@gmail.com for official inquiries to the Board.)*

Community Events (Sue Seeley – Adult Events & Angie Thomas – Children’s Events; Lori Hill reporting)

- The January Ladies’ Lunch was held at Olive Garden with 16 attendees. The February Ladies’ Lunch took place at Woody’s and was attended by 19 participants. As always, Michelle Hendrix provided a special themed treat in celebration of Valentine’s Day.
- The next Ladies’ Lunch will be held on March 10th at the Bayard House. Members are reminded to RSVP so that Michelle can make accurate reservations. Thank you to Michelle for her continued efforts in organizing these enjoyable events for the neighborhood.
- Upcoming Events: The annual CICA Progressive Dinner is scheduled for March 28th. Details were distributed via email last week. Members are encouraged to contact Dawn Campbell to RSVP or volunteer as a host for the dinner portion of the event.

Fourth of July (Diana Hawley & Andrea Gilde)

None offered.

General Maintenance / Erosion (Jim Carter & Bill Wood)

Nothing to report.

Governing Documents Review Committee (Christine Valuckas)

Nothing to report.

Grass Mowing (Bob Resch)

- Invoices for the 2026 season were generated in QuickBooks and distributed to the appropriate properties. A new tracking system has been implemented to monitor responses and ensure readiness for the upcoming season.
- Bob Marsh has submitted his resignation. Rich Crowe will serve as the primary mower for the 2026 season, with support from Bob Resch and other team members as needed during Rich’s absences.

Harbor (Mike Klinger/Joe Greenfield)

- The Harbor is currently inaccessible to vehicles due to snow and ice.
- Mike recommended that a reminder be sent to residents via CICA email and Facebook, encouraging them to submit their Harbor Forms and payments. He noted that only 25 forms have been received in Dropbox to date.

- Mike also requested that additional reminders be issued next month regarding the scheduled Harbor activity dates. He offered to draft the reminder if notified in advance.

History (Bud Godby)

Nothing to report.

Legal (Justin Thomas)

Justin reported that contact has been made with our attorney to address matters concerning illegal parking and delinquent maintenance dues. An update is expected within the next few days, and the Board officers will be notified accordingly.

Maintenance Equipment (Jim Carter)

A potential oil leak has been observed on the tractor. The source and type of fluid have not yet been confirmed. Rich Vindler is currently investigating the issue.

Newsletter (Kim Schmidt)

Kim Schmidt will begin work on the spring newsletter in late March-early April. Articles, advertisements, and photos are due to Kim by 4/1. Publication scheduled for the first two weeks of April. The spring publication will include the information for the Annual Meeting including the proposed FY27 Budgets for CM and CICA. Note that this change is due to the newly approved Annual Meeting date change to May. Please submit articles, pictures to my Gmail account: kimberlyschmidt119@gmail.com.

Nominating (Vicky Garvey)

- The Chair expressed appreciation to Bob Resch and Kyle Bottorff for completing their two terms on the board, acknowledging their dedication and meaningful contributions to the community.
- Appreciation was also extended to Julie Rosario for completing her first term on the board. The Chair noted her valuable service and recognized her decision not to seek a second term.
- The Chair announced that Warren Brown and Glen Adams have volunteered to serve as board members and thanked them for their willingness to support the community.
- One board seat remains open. The Chair reported that several other community members were contacted but either declined or did not respond. Members are encouraged to submit names of any individuals who may be interested in running for the remaining position.

Pavilion Rentals (Cindy Mistysyn)

The pavilion is reserved for the following 2026 dates:

May 10, 23 (Chesapeake Isle Event)

June 5

July 11

September 6, 12

Roads (Dale Hayman and Jean Hulse-Hayman)

North Mason Lane – Spring Projects

Planned Work – Early March 2026

Volunteers will be organized during the first weeks of March to:

- Redirect the water flow from the pipe located above North Mason Lane.
- Clean out the drainpipe beneath North Mason Lane.
- Clear the gutters along North Mason Lane.

Week of March 23, 2026

Bristol Plantation will install twenty-one (21) gabion baskets, each measuring 18" x 3' x 6', on top of the existing baskets located on the marsh side of the roadbed.

Week of March 30, 2026

T&A Paving will perform asphalt paving on approximately 2,100 square feet of roadway, including:

- Milling and/or removing existing roadway surface.
- Grading the existing stone base.
- Adding CR-6 stone to improve drainage by pitching water to the opposite side of the road and compacting the surface.
- Machine-laying 3" of asphalt, compacted to a final thickness of 2.5".
- Placing a small berm between pilings for stability.

Upon completion of this work, North Mason Lane will be reopened to traffic.

Additional Projects

- Addressing the crushed pipe and road sag on Rolling Avenue.

ROW- Drainage/Tree – Sub-Committee (Rich Crowe)

Nothing to report.

Shoreline Erosion (Art Wood)

- The Shoreline Erosion Committee and CICA submitted the first of five annual Marsh Maintenance Reports to the Maryland Department of Environment. These reports are required as part of the permit for the Living Shoreline Project at the Harbor.
- Also the committee, Ted Baker and the CICA President, Janice Beiter, met with Triad Associates in NJ. to discuss possible grants or loans for current and future projects. At this time, no funding is available for our current shoreline project. The committee will keep in touch with Triad to see if any funding becomes available in the future.

Old Business

FY2027 Budget Timeline Review

**2026 Mason Lane (North) Project Proposal

New Business:

FY2027 Budget Proposal Presentation

Janice presented the FY2027 Budget Proposal Presentation to the Board. She plans to send an email of the presentation to the Board for their review. A vote to approve the FY2027 Budget Proposal will be taken by the Board of Directors at the March 17 Board meeting.

Announcement of next Board Meeting:

The next monthly Board Meeting is scheduled for Tuesday, March 17 2026, at 6:30 pm.

***Adjournment:**

The meeting was adjourned at 7:54 pm.

Respectfully submitted,
Julie Rosario, CICA Board Secretary

*Voting Item

Record of Motions

Bob Resch moved to approve the agenda.
Dane Hendrix seconded the motion.

Bob Resch moved to approve treasurer's reports.
Dane Hendrix seconded the motion.

Alice Moore moved to adjourn.
Dane Hendrix seconded the motion.