

**CICA Board of Directors Meeting
July 21, 2026
6:30 pm via Zoom and Remote Access**

Board Members Present – Glen Adams, Janice Beiter, Warren Brown, Rich Crowe, Joe Greenfield, Dane Hendrix, Lori Hill, Kathy Moll, Alice Moore, Lisa Schill and Candy Wallace

Board members Absent – Jess Klinger

Community members / guests present – Mike Beiter, Babs Manges, Jim Parrot, Maggie Parrot and Jim Carter

Pledge of Allegiance

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

Date of Approval and Distribution of Minutes Report (Candy Wallace)

The minutes from the Board Meeting held June 16, 2026, were approved by the Board, and were distributed on June 29th. The minutes were posted on the web site on June 29th.

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

The agenda was approved as presented by a hand vote.

President's Report (Janice Beiter)

6/18 – I did reach out directly to the person requesting a table in the shade down at the harbor and explained the safety issues with all the boat traffic. The beach is the area to do crafts with kids, but pets are not allowed at the beach. They totally understood and all is well.

6/20 – An email was sent to Kim Schmidt to request space in Summer Newsletter to inform everyone that the new Living Shoreline areas need to remain undisturbed with new plantings in both areas. They are not for swimming, play or pets.

6/25 – As discussed at our previous meeting, we know that there are concerns about the safety of the stretch of Rt 272 through the park. We have determined that this is not a Board issue since it is outside of our community property. However, if homeowners wish to submit a ticket via the website, we have provided the link below:

<https://www.roads.maryland.gov/pages/home.aspx>

7/5 – The day after our incredible 4th of July event, Diana went down to the pavilion to do inventory, etc. and found the aftermath from the illegal fireworks that were set off the night before and the pile of trash. As mentioned in the Hot Topics email that was sent out that day, there were “live” unexploded fireworks scattered throughout the area and inside the bottom of the fire pit. Had anyone attempted to light a fire without noticing them, it could have resulted in significant injury. Because fireworks are illegal on community property and pose an immediate danger to our

residents, this incident was reported to the authorities. The Maryland State Police arrived on-site, and an incident report was filed.

We did receive a couple of emails related to the incident along with some thoughts on how to address security at the beach on evening of July 4th moving forward.

7/6 – I received an email from a resident concerned about the increased number of unleashed dogs at the harbor and wandering onto people's personal property. It has been a while since we sent a notice about the rules/regs related to pets at the harbor. I sent them copies of previous articles and Rules/Regs items and they said they would write something up for us that we could send out as a Hot Topic, post on Facebook and put in the next newsletter.

7/17 – I received an email from the High's (Dalton's parents) asking if we would be interested in relocating their magnolia tree to either the Harbor or Beach area that was gifted to them when Dalton passed away. Magnolia trees get very large and they do not have room for it on their property. Dalton did so much work in the community and thought it might be a nice tribute to him. I know we have had to take down a couple of dead trees this past year and could consider it a replacement for some of those. They are beautiful trees.

7/20 – I received a call regarding cars that were down at the beach without stickers or guest passes in their windshields. I brought some down to the resident and asked them to display them accordingly. We need to be diligent about questioning people that are using our community amenities and not clearly identified as residents or guests of residents. We have every right to document the violations accordingly. We have a packet with friendly reminders for their windshield and a logbook for violators hanging at both the pavilion under the AED and the harbor in the bulletin board case. If we have repeat offenders, we can call the police since they are trespassing on our private property.

***Treasurer's Report (Warren Brown)**

CICA Membership (CA) and the Community Maintenance (CM) Financial Reports as of June 30, 2026, for the 12th month of the fiscal year which began July 1, 2025.

The June CA income was \$650.00, and expenses were \$2325.85 after \$400 moved out to Equipment restricted reserve. Most of this month's income is from mowing and pavilion fees. Most of the expenses were from Community Events and Maintenance. At the end of June, the checking account balance was \$24,993.81 and the money market account balance was \$52,409.11, resulting in a total asset balance of \$77,402.92. CA restricted reserve account balance (Equipment Replacement) is \$16,800.00.

For the month of June, CM income was \$2095.00, plus FY25 approved \$14,550.00 (Shoreline Erosion) was moved from unrestricted reserve for a total income of \$16,645.00. Expenses totaled \$53,751.44. Income came from Community Maintenance Fees and Property Transfer Fees. Most of the expenses came from trimming Jacobs Nose (\$7,300.00), Shoreline Erosion (\$14,550.00), Road Maintenance (\$15,280.00) and moving money into restricted reserve for the Harbor Pier (\$11,250.00) and Equipment restricted reserve (\$1,600.00). At the end of June, the Fulton CM checking account balance was \$28,009.71, Money Market accounts at Fulton and APGFCU total to

\$183,649.75 which includes \$1,231.20 interest credited this month, to provide a total CM asset balance of \$211,659.46.

The CM restricted reserve account balances are;

- Equipment Replacement Fund (Restricted) - \$41,600.00
- Roads and Erosion (Restricted) - \$24,650.00
- Shoreline Erosion (Restricted) - \$15,852.58
- Harbor Pier Restoration (Restricted) - \$22,500.00

Community Comments

- Lisa Schill reported finding an unattended fire burning in the beach fire pit following the boat parade. A large piece of driftwood had been left extending beyond the fire pit, creating a potential fire hazard. The fire was extinguished before any damage occurred.
 - o The Board discussed sending a "Hot Topics" reminder to residents emphasizing that fires must never be left unattended and must be fully extinguished before leaving the beach area.
 - o The Board also discussed the possibility of installing an instructional sign near the fire pit with fire safety guidelines. Members noted that no such sign currently exists and agreed that any proposed signage and wording should be reviewed by the Association's attorney before installation.
 - o Additional discussion included whether age restrictions or other rules for fire pit use should be established. The Board agreed to further evaluate these options.
- Kathy Moll shared concerns about numerous dead trees along the roadway through the state park, noting the potential safety hazards if trees were to fall and block the community's only access road or cause injury.
 - o After discussing the issue with the Park Manager, it was explained the park does not remove dead trees because its policy is to allow nature to take its course. However, the Park Manager recommended submitting a work request to the State Highway Administration (SHA) through its online customer service portal.
 - o A work request was subsequently submitted by Kathy, requesting the removal of approximately 20 dead trees along the roadway due to safety concerns.
 - o The Board discussed the possibility of sharing information about the SHA work request process with residents through the community newsletter or a future "Hot Topics" communication.
 - o Kathy provided this link to SHA. <https://roads.maryland.gov/pages/home.aspx> She also offered to provide photographs for reference, if needed, to support the work request.

Committee Reports

Architectural Review (ARC) (Mike Beiter)

Since the last Board Meeting, the Architectural Review Committee (ARC) has been involved with the following projects.

- Lot P-19 McLaughlin – 25 Rollins – New Home Construction

The request for construction of a new home was approved in April of 2025. Work rapidly began, and the water, septic, and foundation were completed. But then all activity stopped. The 1 year building permit has expired. After unsuccessful attempts to contact the owner, I filed a complaint with the Cecil County Planning and Zoning Office on July 6. They conducted a site visit on July 8. This complaint is still officially in the “resolution” stage. Separately, a grass letter sent from Bob Resch to the owner got a response that the owner intends to resume construction within 60 days. I then sent an additional request to him to provide a copy of the extended building permit. I have not received any information since then.

- Lot I-03 -- Pudlinski – 5057 Turkey Point Rd – New Solar Panels

The owner Paul Pudlinski is working with a contractor (Solar Energy World) to install solar panels. The company rep reached out to us asking for our guidelines on solar panels, so I sent them our requirements. No ground mounted panels. All roof-mounted panels must be stationary (that is, not tiltable) and must not extend above the ridge of the roof-line. All county permits must be obtained and provided to us.

Beach Committee (Jim Carter)

There have been several incidents at the Beach this month.

- Residents need to be reminded about several basic Beach use rules:
 - o 1) Watercraft of any type are not permitted inside of the swimming area regardless of whether or not there are swimmers present.
 - o 2) Fishing is not permitted in the swimming area at ANY time.
 - o 3) All fires need to be extinguished before leaving - you started it and it is your responsibility to extinguish it before you leave.
 - o 4) Lock the bathrooms when you leave.
 - o 5) All licensed motor vehicles (except golf carts) need to display a CICA sticker to be parked at the Beach - don't be upset when your vehicle is tagged with a “Friendly Reminder” which explains exactly how residents can obtain stickers.
- Dumping of yard waste at the Beach / garage area is NOT permitted! Cecil County landfill on Rte. 7 is the appropriate place to dispose of your yard waste.
- Contact needs to be made with the Airbnb owners to ensure their renters are following the rules at the beach and throughout the community. Owners are responsible for their renters' actions.

CERT (Kathy Kempski)

Nothing to report.

Community Affairs (Janice Beiter for Polly Pyle-Carter)

Kim Vindler dropped off stickers and the guideline book to Gunnar and Kelly Webb (Lot E03 - 280 Rolling Avenue) and we will meet with them once they move in post renovations in August.

Membership (Janice Beiter, interim for Karen Dryden)

2025 MEMBERSHIP: 306 - (96%) 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 joined CICA (63%).

2026 MEMBERSHIP: 285 - (90%) Lot owners have paid their Maintenance Fees in full for 2026 as of July 1, 2026, which includes double & triple lot owners. In addition, we have received payments from 4 Mason Lane owners. Of those paid, 196 have joined CICA (70%).

- Invoices for 2026 were sent out November 28, 2025, and were due February 15, 2026.
- Second Statements were sent on March 31, 2026.
- Third Statements were sent by June 30, 2026.

Community Communications (Diana Hawley)

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

- **Website:** Janice Beiter completed ongoing routine updates. The Summer newsletter was posted on 7/17/26.
- **Entrance Sign:** Jane Houck continues to update the sign with information about monthly Board meetings and upcoming events.
- **Outgoing Emails:**
 - o Additional subscribers were added to distribution lists on 7/17/26. Diana sent the following email on behalf of the Board since the last Board meeting:
 - June 14: A request and information about July 4th basket auction donations were sent to 427 subscribers (Hot Topics distribution list).
 - June 27: A reminder about the July 4th event was sent to 428 subscribers (Hot Topics distribution list). An announcement about the Ice Cream Social/BINGO date change was also included.
 - July 1: Details about the setup and cleanup for the July 4th event (scheduled for July 3 at 8:00 a.m.) was sent to 431 subscribers (CICA distribution list). The July 4th flyer and schedule of events were also included.

- July 5: Information about illegal fireworks and trash found at the beach area was sent to 431 subscribers (CICA distribution list).
- July 15: A reminder about the Ice Cream Social/BINGO was sent to 428 subscribers (Hot Topics distribution list).
- July 16: A notice from the Roads Committee chairs informing the community about an overnight road closure at the intersection of Mowbray and Rolling was sent to 430 subscribers (CICA distribution list). This temporary closure is due to construction work replacing a rusted drain pipe under the road.
- July 17: The Summer newsletter was emailed to 436 recipients (Newsletter distribution list).
- July 18: An announcement about the postponement of the Ice Cream Social/Bingo (due to weather) was emailed to 434 recipients (Hot Topics distribution list).
- July 20: An email with the new date for the Ice Cream Social/Bingo was emailed to 437 recipients (CICA 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 would 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 continues to regularly monitor incoming emails. She responds to all incoming emails as appropriate and forwards 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)

- It was a hot one, but what a fun day!! 4th of July tradition on our Isle is epic to say the least. HUGE thank you to Diana Bloom Hawley for working her magic and putting all the pieces together. Shout out to Jessica Klinger for the once again, amazing spread of baskets!! And running the day smoothly with volunteer coordinator, Vicky Rodriguez-Garvey. The day would not run without the dozens of volunteers that helped set up, ticket sales, blue plate specials, snow cones, waffles and ice cream, corn hole tournament, cardboard boat race, pie eating contest, and those volunteers who made it look effortless taking care of cleanup.
- The monthly Ladies Luncheon had a small but pleasant group of 8 at Blue Crab Grill for the Ladies Luncheon! Thanks to organizer, Michelle Hendrix, for her work on behalf of our ladies!!
- The Bingo Family Night was postponed due to weather. The new scheduled date is July 24th from 5-6:30 pm.
- Looking ahead:
July 24th CICA Adult Social at 7 pm.

Fourth of July (Diana Hawley)

- Thank you to everyone who contributed in some way to the success of this event, either by volunteering, donating, helping with set-up and clean-up, and/or attending. An additional thank you to the various activity chairpersons and the 23 people who helped on July 3 to get a jump start to get the area ready for the event.
- The supportive team effort resulted in another fun community celebration that was also profitable. Final calculations show an estimated profit of \$2,496.49—with soda, waters, and chips donated to upcoming community events—minimizing additional expenses from that budget line item.
- Please refer to the Summer newsletter for details of the event (including a list of business and community donors and activities chairs) and links to the gallery of photos.

General Maintenance / Erosion (Jim Carter & Bill Wood)

- The CICA garage door was becoming more problematic - tangling its lift cables and failing to open or close.
- A group of Isle mechanics attempted to replace the kinked cables believed to be the primary problem. After spending several hours attempting to thread new cable into the system, we gave up and declared the lifting system to be a total loss. Thanks to all that helped with this frustrating activity.
- I have contacted a vendor to supply a more conventional, manual lift system to be installed soon.

- A rather large tree fell behind the bath house - caused no damage. Black locust, excellent firewood - U-cut and haul - free!

Governing Documents Review Committee (Christine Valuckas)

Nothing to report.

Grass Mowing (Bob Resch)

- Mowing continues throughout the Isle.
- Rich Crowe recently brought in some top soil to fill and level holes in that harbor area that have been difficult to mow as well as abusive to the mower. He'll be planting grass seed in these areas in the upcoming days. It is a pleasure working with someone who sees what needs done and takes care of doing it. Thanks so much to Rich for his efforts.

Harbor (Mike Klinger/Joe Greenfield)

- A concerned resident had sent a couple emails and texts out about an issue with a mast and a small sailboat. It had fallen over. By the time Joe received it and got back to the concerned resident, it sounded like it was already taken care of. The sailboat was re-secured to the mast.

History (Bud Godby)

Nothing to report.

Legal (Justin Thomas)

No report received.

Maintenance Equipment (Jim Carter)

- Rich Crowe is housing the Kubota mower in his garage while our garage door awaits repairs.
- If the community tractor is needed, the garage door can be lifted by hand and propped open to allow access; however, this requires several people.

Newsletter (Kim Schmidt)

- The summer 2026 newsletter was posted on the website and emailed to property owners on Friday, July 17, 2026. The paper copies were put in the mail on Monday, July 20, 2026.
- Thank you to all those who send submissions, it helps make the publication informative and interesting for all!

- Special thanks to Janice Beiter, Andrea Gilde and Diana Hawley for their work on newsletter production and distribution.
- The next newsletter is scheduled for publication in October. Articles are due to Kim (kimberlyschmidt119@gmail.com) by October 1, 2026. Thank you to all those who send submissions, it helps make the publication informative and interesting for all!

Nominating (Vicky Garvey)

No report received.

Pavilion Rentals (Cindy Mistysyn)

The pavilion is reserved on the following dates:

July 25, 31

August 1, 8, 9, 15, 16, 29

September 6, 12

This list does not include the dates of the CICA scheduled events.

Roads (Dale Hayman and Jean Hulse-Hayman)

- On July 17, 2026, Bristol Plantation replaced a collapsed pipe under Rolling Avenue located near the Mowbray Road & Rolling Ave intersection.
- During the fall, we plan to mill & pave Mowbray Road hill down to the area where the repaired collapsed pipe is located. We also hope to pave Caldwell Road hill.

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

- A total of 7 dead or diseased trees were removed or trimmed on June 26th from the right of way at 5 different locations. There will be some good firewood for neighbors to grab from that location on Darrel.
- At the harbor we had dead branches trimmed from the upper parts of 3 large trees. These dead branches were dropping frequently or in danger of falling.
- The volunteer chainsaw crew tackled a large dead tree log and some branches on the North side of the harbor. The crew also cleaned up two piles of old wood and branches.
- Two bids were received for the removal of bamboo at the Caldwell/Turkey Point corner. The bamboo was originally planted years ago by a homeowner and has since spread into the community swale, impeding water flow. The selected contractor will remove the bamboo located within the swale, excavate approximately 12 inches to remove the root system, bring in additional soil to restore the area to grade, and reseed the disturbed area with grass, including protective covering to promote growth.
 - o The Board agreed the bamboo removal project would not be completed by volunteers. Instead, a contractor will be hired to perform the work.

- o By consensus, the Board approved hiring the contractor who submitted the bid of approximately \$4,000 to complete the bamboo removal project. (FYI - a couple of days after the meeting, Rich Crowe stated the contractor is scheduled for Thursday, August 6th.)

Shoreline Erosion (Rich Vindler)

- The living shoreline is finished, and we did the trimming of Jacob's Nose and the harbor.
- On the extreme south end. I'm going to go down there, scope it out, and I might need a couple volunteers to do very light additional trimming.

Old Business

None

New Business:

None

Announcement of next Board Meeting:

The next monthly Board Meeting is scheduled for Tuesday, August 18, 2026, at 6:30 pm.

***Adjournment:**

The meeting was adjourned at 7:37 pm.

Respectfully submitted,
Candy Wallace, CICA Board Secretary

*Voting Item

Record of Motions

Lisa Schill moved to approve the agenda.
Dane Hendrix seconded the motion.

Glen Adams moved to approve treasurer's reports.
Dane Hendrix seconded the motion.

Dane Hendrix moved to adjourn.
Glen Adams seconded the motion.