

**CICA Board of Directors Meeting
September 15, 2026
6:30 pm via Zoom and Remote Access**

Board Members Present – Glen Adams, Janice Beiter, Rich Crowe, Lori Hill, Kathy Moll, Lisa Schill, Jess Klinger, Dane Hendrix

Board members Absent – Warren Brown, Alice Moore. Candy Wallace, Joe Greenfield

Community members / guests present – Mike Beiter, Polly Pyle-Carter, Jim Carter, Karen Dryden, Tony & Kathy Kempinski, Jean Hulse-Hayman, Babs Manges, Norm & Jane Houck

Pledge of Allegiance

The meeting was called to order at 6:32 pm by Janice Beiter, who then led the Pledge of Allegiance.

Date of Approval and Distribution of Minutes Report (Janice Beiter for Candy Wallace)

The minutes from the Board Meeting held August 18, 2026, were approved by the Board, and were distributed on September 1st. The minutes were posted on the web site on September 9th.

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

The agenda was approved as presented by a hand vote.

President's Report (Janice Beiter)

FYI – Update on Dalton magnolia tree – Janice did receive pictures of the tree and will review proposed location with Jim Carter over next couple weeks.

FYI – Still working on pursuing action on 2 – 3 properties in very poor condition within the community.

FYI – Jess Klinger will be reporting on numerous complaints that we have received regarding one person's dog that is not kept under control throughout the entire harbor area. Jess will go into more detail regarding the issues in the Harbor report section

***Treasurer's Report (Janice Beiter for Warren Brown)**

CICA Membership (CA) and the Community Maintenance (CM) Financial Reports as of August 31, 2026, for the 2nd month of the fiscal year which began July 1, 2026.

The August CA income was \$00.00, and expenses were \$700.47. Most of the expenses were from Community Events, Maintenance, and Administrative (Insurance). At the end of August, the checking account balance was \$26,564.94 and the money market account balance was \$52,447.89, resulting in a total asset balance of \$79,012.84. CA restricted reserve account balance (Equipment Replacement) is \$16,800.00.

For the month of August, CM income was \$3,022.08. Income came from Community Maintenance Fees. Expenses totaled \$6,435.38. Most of the expenses came from Roads and Drainage. At the

end of August, account balances were Fulton CM checking \$19,670.49, Fulton Money Market \$17,142.41, and APGFCU \$156,681.44. Total CM account balance \$193,494.34 including \$174.10 interest.

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

Rich Crowe questioned our method of determining Restricted Reserve amounts. Dane Hendrix explained that the Equipment Replacement has been a long standing yearly amount of CM \$1,600/yr and CA \$400/yr. For Roads & Erosion, we approved adding \$10,000/yr toward saving for potential sealing of roads. Shoreline Erosion is planning on staying at approximately \$15,000 for emergency purposes after our significant expenditures of our \$150,000 previous balance for our major project over past two years. Harbor Pier Restoration is a very targeted project saving \$11,250/yr for 4 years and we have completed two years of savings at this point. If anyone has any concerns about these objectives, we need to know prior to our yearly budget analysis process that starts in January.

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

Community Comments (Norm Houck)

Norm wanted to make us aware that the county reached out to him letting him know that the new home being built on the lot next to him is requesting a variance for the new septic tank location. Mike Beiter is aware of the request by the county and will be attending the meeting at the end of September. Norm confirmed that he will be at the meeting as well.

Architectural Review (ARC) (Mike Beiter)

- Lot D-18 Wade Davis – 52 Arden – New Fence ARC has approved a request for a new white 5' high fence to be placed around the perimeter of the back yard. No county permit is required. The project meets all ARC requirements.
- Lot I-14 Kempinski – 40 Mason Lane – New Deck ARC has approved a request for a new deck to be placed on the rear of the home. The project meets all construction and setback requirements and has an approved county building permit.

Beach Committee (Jim Carter)

- Assuming the weather co-operates without any freezing weather, the bathrooms will remain open until after the Halloween Party at the end of October. Please lock the doors when you leave!

- The swim platforms and swim area floats will be removed and stored in late September /

CERT (Kathy Kempski)

No report was received.

Community Affairs and Membership (Polly Carter and Karen Dryden)

Community Affairs (Polly Pyle-Carter)

- On 9/11, Kim and Polly met with Donna Bouc and her sister, Dawn, at 83 Caldwell Road. Donna's husband, Gary, was unavailable. They will be living here part-time to start and plan to retire here sometime in the future.
- We have also requested updates to the directory and with the recent spurt of sales in the neighborhood, we no sooner get it updated and another one is required!

Membership (Janice Beiter, interim for Karen Dryden)

2025 MEMBERSHIP: 307 - (97%) 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: 291 - (92%) Lot owners have paid their Maintenance Fees in full for 2026 as of Aug 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.
- **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:

- August 17: Information about the September 19th fall event (the BBQ Event and Man and Woman of the Year Awards), was sent to 436 recipients (Hot Topics distribution list).

- August 24: Important safety and courtesy reminders about dogs at the harbor was sent to 440 recipients (CICA distribution list).
- August 29: Updated details about the September 19th fall event for CICA members was sent to 437 recipients (Hot Topics distribution list).
- September 12: A final reminder to RSVP to the September 19th fall event was sent to 437 recipients (Hot Topics distribution list).

Please note that if you would like to request 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 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 from 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.)

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

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

- August's Adult Social was enjoyed with beautiful weather and tasty offerings. There were 40 in attendance. Thank you to Sue Seeley for setup and those who helped clean up!
- Ladies Luncheon: There were 16 ladies for the Schaefer's Canal House luncheon. It was lovely weather as well! Thank you to Michelle Hendrix for making arrangements!

Looking ahead:

- September 19th Man of the Year and Woman of the Year award and Potluck. All artwork and engraving is complete and ready for the presentations on Saturday at the Chicken BBQ.

- October 10th Fall cleanup

General Maintenance / Erosion (Jim Carter & Bill Wood)

- The new garage door lift system has been installed and is working well. Thanks to everyone who helped with the installation! Once the weather cools off, we are planning to attempt to attach our existing garage door opener motor to the new torsion bar - we think this can be done but are waiting for cooler weather to make this modification.

Governing Documents Review Committee (Christine Valuckas)

Nothing to report.

Grass Mowing (Bob Resch)

No report was received.

Harbor (Mike Klinger/Joe Greenfield)

Per Mike:

- As the board is aware, we have had multiple instances of an unattended dog at the harbor which has impeded car, truck and boat trailer movement along with community members walking and trying to enjoy the harbor without interruption to their immediate space. Complaints have been noted by myself and other community members. In addition, the individual has not cleaned up after their dog after relieving itself on both community property and the private properties along the harbor. I have asked the owner to maintain his dog on multiple different occasions. The owner's actions continued to be uncooperative, even after explaining the community rules on dogs at the harbor. These interactions have led to me personally having a verbal altercation at the ramp recently while trying to get my boat out. After this particular incident a community wide email was sent as a reminder on pet expectations at the harbor, however the individual's behavior was not altered in the past couple of weeks. If anything it has become more brazen in regards to other community members and the impacts.
- A letter is being drafted and will be sent to this individual documenting occurrences and non-compliance with community rules and including Cecil County laws.
- Please let me know if anyone has questions on the above.

Per Joe:

- We're seeing more kayak placements in unassigned spots this year. It's late in the season so I'm not going to go crazy. Next year is another story. After a reasonable effort to track down the owner(s), we're going to start tagging and moving to the "impound lot".
- More concerning are several observations of "borrowing" a kayak from the rack without permission. This has been dealt with on a case-by-case basis. Please lock your kayak to the rack when you are not using it to prevent unauthorized borrowing.

- Accordingly, we'll be accelerating the installation of security cameras at the Harbor.

History (Bud Godby)

Nothing to report.

Legal (Justin Thomas)

No report was received.

Maintenance Equipment (Jim Carter)

- The replacement parts for our snowplow blade are on order and are expected to arrive sometime this week at Ag Industrial.
- Starter solenoid modifications for the Kubota are in progress; installation is complete, wiring to be completed soon.

Newsletter (Kim Schmidt)

- The next newsletter is scheduled for publication in October. All articles, pictures, business advertisements, and classifieds should be submitted to Kim by October 1, 2026. Distribution scheduled for mid-October. All submissions should be sent to the following email: kimberlyschmidt119@gmail.com.

Nominating (Vicky Garvey)

No report received.

Pavilion Rentals (Cindy Mistysyn)

- The pavilion is reserved on the following dates:

September
12, 20, 27
This list does not include the dates of the CICA scheduled events.

Roads (Dale Hayman and Jean Hulse-Hayman)

- We are currently in the process of getting estimates for paving two targeted road areas, Caldwell Road hill and Mowbray Lane hill.

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

- Bristoll Plantation will be replacing the existing drainage pipe at 168 Mason in the next few weeks. They will be using a larger size pipe to help allow water to run down hill to the

culvert at Turkey Point Road. This is the final stage of the much involved drainage work the community has done in the South Mason by Turkey Point Road area.

Shoreline Erosion (Rich Vindler)

Nothing to report.

Old Business

None

New Business:

None

Announcement of next Board Meeting:

The next monthly Board Meeting is scheduled for Tuesday, October 20, 2026, at 6:30 pm.

***Adjournment:**

The meeting was adjourned at 7:15 pm.

Respectfully submitted,
Candy Wallace, CICA Board Secretary

*Voting Item

Record of Motions

Dane Hendrix moved to approve the agenda.
Glen Adams seconded the motion.

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

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