

**CICA Board of Directors Meeting
August 18, 2026
6:30 pm via Zoom and Remote Access**

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

Board members Absent – Dane Hendrix and Jess Klinger

Community members / guests present – Mike Beiter, Polly Pyle-Carter, Jim Carter, Karen Dryden, and Kathy Kempski

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 July 18, 2026, were approved by the Board, and were distributed on August 5th. The minutes were posted on the web site on August 5th.

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

The agenda was approved as presented by a hand vote.

President's Report (Janice Beiter)

7/27 – I received a text from a resident that said there were people setting off fireworks on Arden. I told her to report it to the police and see if they will respond. It took a little bit of time, but they did respond to the call, which is good to know for future issues.

8/18 – FYI – Kyle forwarded an article from NYT on 8/12,26. It reports that the Trump administration will not enforce reporting requirements of the 2021 Corporate Transparency Act, which was intended to crack down on money laundering. Kyle invested a tremendous amount of time making sure that we were compliant so as not to incur some very hefty fines if it was not completed. We appreciate your time and for updating us on this important issue. I will upload the article to our Dropbox folder on this topic.

8/18 – We are still working on the request from the High's (Dalton's parents) to relocate their magnolia tree to either the Harbor or Beach area that was gifted to them when Dalton passed away. After reviewing the harbor area, the size of those trees could potentially impact water views, so we are looking at the beach area. Jim has been in Florida all month, so we will review a possible location over the next couple of weeks. I reached out to Beth to let her know.

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

CICA Membership (CA) and the Community Maintenance (CM) Financial Reports as of July 31,

2026, for the 1st month of the fiscal year which began July 1, 2026.

The July CA income was \$4,565.00, and expenses were \$2,082.00. Most of this month's income is from the 4th of July. Most of the expenses were from Community Events, Maintenance, and Administrative (Insurance). At the end of June, the checking account balance was \$27,772.75 and the money market account balance was \$52,427.85, resulting in a total asset balance of \$80,200.60. CA restricted reserve account balance (Equipment Replacement) is \$16,800.00.

For the month of July, CM income was \$1,100.00. Income came from Community Maintenance Fees. Expenses totaled \$16,559.87. Most of the expenses came from Roads and Drainage, as well as Insurance (moving to yearly billing). At the end of June account balances were Fulton CM checking \$12,280.90, Fulton Money Market \$27,135.11, and APGFCU \$156,929.20. Total CM account balance \$196,345.21 including \$44.56 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

***FY2025-2026 Year End Treasurer's Report (Warren Brown)**

We presented our FY2025-2026 Year End Treasurer Reports reflecting Proposed vs. Actual amounts.

Our CM report removed the Shoreline expenses that were incurred this year but were FY25 approved funds. We made a summary at the bottom of the report reviewing Shoreline expenditures over the past two years. Our regular monthly June report reflected our year end actual expenditures that included Shoreline expenditures during the year.

Our CM income was \$117,057.57, which was 101.2% of our proposed \$115,680.00. Our CM expenses were \$127,678.46, which was 110.4% of our proposed \$115,680.00. This overage was approved by the Board in January to complete our North Mason Lane Road Project.

Our CA income was \$18,152.63, which was 97.6% of our proposed \$18,601.00. Our CA expenses were \$11,882.00, which was 63.9% of our proposed \$18,601.00.

Community Comments

- Kathy Kempinski asked about the dip in the road where Mason Lane transitions onto Turkey Point Road and whether it will be repaired. Janice said she will contact Jean Hulse-Hayman to see if any additional work is planned.

Committee Reports

Architectural Review (ARC) (Mike Beiter)

Since the last Board Meeting, 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. The county informs me there has not been any filing for a new or extended permit. They still consider this investigation “in process.”

- Lot V-01A McCardell – 32 Caldwell – New Fence Construction

Homeowner, Scott McCardell, is requesting approval for a new four-foot-high, 4 rail fence to adjoin their existing fences. The fence design meets all criteria and was approved.

Beach Committee (Jim Carter)

Nothing to report.

CERT (Kathy Kempski)

No report was received.

Community Affairs and Membership (Polly Carter and Karen Dryden)

Community Affairs (Polly Pyle-Carter)

- Kim Vindler met with Micaela Rogers and Wade Davis on 7/23/26.
- Welcome letters were put in the following mailboxes:
56 Mowbray - M-11 8/1/26
32 Arden - D-23 8/1/26
(Polly heard back from the resident and is setting up a meeting in September.)
- A guidebook on 7/5 was given to Bill Russel at 34 Mowbray (M - 13) - have not met with him yet.

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: 288 - (91%) 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 5: An important notice regarding a significant hole that developed between the end of the primary ramp and floating pier was sent at the request of the Harbormaster to 439 recipients (CICA distribution list).
 - August 17: Information about the fall event, the BBQ Competition and Man and Woman of the Year Awards (being held September 19), was sent to 436 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 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)

- **Family Bingo Night:** Thank you, Kim Vindler, for the festive decor, the bedazzling array of prizes, and the fun variety of Bingo games. 32 Adults and 6 children were in attendance. The

vast variety of ice cream was easily enjoyed by all. Thank you to the spontaneous cleanup crew, you know who you are!

- Adult July Social: The Adult Social was attended by about 30 people. The weather was beautiful and a good time was had by all. Thank you to those who brought goodies to share and the cleanup crew.
- Ladies Luncheon: 10 attended Lee's Landing. Thank you, Michelle Hendrix, for her work and making the arrangements on behalf of the ladies!!
- Looking Ahead:

Friday, August 28th Adult Summer Social

Saturday, September 19th Fall BBQ Gathering, Man and Woman of the Year

General Maintenance / Erosion (Jim Carter & Bill Wood)

- The needed parts to repair the community garage door are on order and are expected to arrive within a week from Tampa, FL; once they arrive, I will assemble a crew and get the door repaired. I know of several residents who have installed similar systems in their homes and will recruit them for help!

Governing Documents Review Committee (Christine Valuckas)

Nothing to report.

Grass Mowing (Bob Resch)

- Mowing continues in the Isle. We've had a few properties that have fallen behind and letters/emails or texts have been sent with reminders.
- All community held property looks to be taken care of in an excellent manner.
- If you see anything that looks like it needs attention, please don't hesitate to speak up!

Harbor (Mike Klinger/Joe Greenfield)

- **Boat Ramp / Harbor:**
This month, power loading at the boat ramp caused damage and created a buildup of aggregate that became a navigation hazard. Thanks to several community volunteers, most of the material has been removed. A 4-foot hole remains and may naturally fill in over time. At this point, I do not recommend additional remediation unless directed by the Board. Residents should continue to exercise caution around the ramp area, especially when launching or retrieving kayaks, paddleboards, and small sailboats. Some aggregate may still be exposed during extremely low tides.

- **Fishing Pier:**

The fishing pier is showing increased wear on both the pilings and float. Volunteers and I completed temporary repairs to keep it operational this season, but I believe the pilings should be replaced before next season. We should also evaluate alternative attachment methods, including a roller system like those used on the primary piers. I do not yet have a final recommendation, but this will likely require consideration during next season's planning and budgeting process.

History (Bud Godby)

Nothing to report.

Legal (Justin Thomas)

No report was received.

Maintenance Equipment (Jim Carter)

- I am ordering the parts and supplies needed to change the tractor's engine oil; it has been a while since the last change and although there have been a relatively low number of operating hours since the last service, there is a time specification for changes also.
- Jim stated the oil change should be done before plowing season and ordered the oil today.

Newsletter (Kim Schmidt)

- The next newsletter is scheduled for October 2026. All submissions should be sent to: kimberlyschmidt119@gmail.com by October 1. Thank you to all who send important community updates to me and pictures for inclusion. It helps make the newsletter interesting for all.

Nominating (Vicky Garvey)

No report received.

Pavilion Rentals (Cindy Mistysyn)

- The pavilion is reserved on the following dates:

August 29

September 6, 12

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

Roads (Dale Hayman and Jean Hulse-Hayman)

Nothing to report.

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

- The overgrown bamboo was cut down and removed from the drainage swale at the corner of Caldwell and Turkey Point. This included digging down over 12" to remove over two trailer loads of bamboo roots. Fill dirt was added, the area was re-graded with seed, and grass matting was installed.
- Two large branches fell onto Bennett Rd on Aug. 7th, late in the day. The volunteer tree crew got right on it and had the road open before dark. Thanks again to our volunteer tree crew.

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, September 15, 2026, at 6:30 pm.

***Adjournment:**

The meeting was adjourned at 7:32 pm.

Respectfully submitted,
Candy Wallace, CICA Board Secretary

*Voting Item

Record of Motions

Glen Adams moved to approve the agenda.
Rich Crowe seconded the motion.

Kathy Moll moved to approve the treasurer's reports.
Rich Crowe seconded the motion.

Glen Adams moved to approve FY2025-2026 Year End Proposed treasurer's reports.
Lori Hill seconded the motion.

Glen Adams moved to adjourn.
Candy Wallace seconded the motion.