CICA Board of Directors Meeting
October 20, 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, Jess Klinger, Kathy Moll, Lisa Schill and Candy Wallace

Board members Absent – Alice Moore

Community members / guests present – Mike Beiter, Polly Pyle-Carter, Jim Carter, Kathy Naumovich and Jean Hulse-Hayman.

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)

9/28 – FYI to all - Wally Bullwinkle sent an email with a link about a nuclear plant being installed at APG. https://patch.com/maryland/belair/nuclear-reactor-natural-gas-power-plant-be-built-apg Janice would like all board members to review this information for multiple reasons.

9/30 – Janice did follow up with the State regarding the tree that they still owed the community from the removal of the very large tree in our Mason Lane South ROW by Rt 272 intersection by the Parrott property. They did respond and inform us that they thought it had been taken care of during the drain pipe replacement, so they will get it back on their list to complete. I forwarded the email response to Jeff Parrott and requested that he let me know if they complete the work.

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

CICA Membership (CA) and the Community Maintenance (CM) Financial Reports as of September 30, 2026, for the 3rd month of the fiscal year which began July 1, 2026.

The September CA income was $725.00, and expenses were $840.66. Most of this month's income is the successful Chicken BBQ. Most of the expenses were from Community Events, and Maintenance. At the end of September, the checking account balance was $26,875.80 and the money market account balance was $52,467.94, resulting in a total asset balance of $79,343.74. CA restricted reserve account balance (Equipment Replacement) is $16,800.00.

For the month of September, CM income was $1330.00. Most income came from Community Maintenance Fees and property transfer fees Expenses totaled $3,945.90. Most of the expenses came from Roads and Drainage General Maintenance (tractor and mowing). At the end of September, account balances were, Fulton CM checking $16,620.08, Fulton Money Market $17,148.23, and APGFCU $157,889.28. Total CM account balance $191,657.59 including $1,213.66 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

Architectural Review (ARC) (Mike Beiter)

- **Lot E-23 Webb – 280 Rolling – Driveway Resurface and Widen Apron**
  The Webbs submitted plans to resurface the existing driveway. These plans include the installation of a new culvert at the base of the drive. The apron would also be widened as well. In preparation for this, a new 30 foot long 12" diameter culvert has been installed. They are currently letting things dry out and settle out before doing the resurfacing.

- **Lot N-1 – Coco – Corner Mowbray and Rolling**
  The owner has previously submitted plans for a new home to be built.
  When the plans were reviewed by the Dept. of Health, this department requested that the septic area be moved and this move would put the house closer to the street. So, this change necessitated a 7 foot variance on the road setback to accommodate the septic system. Current minimum road setback is 50' and this would place the house at 43 feet. This in itself is not an issue, as most of our community only has a 35' variance requirement. The Coco's variance request was presented at a recent Cecil County Planning Meeting. I attended, as well as Norm and Jane Houck, and we spoke against the approval, noting that the new proposed septic area would place it exactly at the 50 foot minimum to the Houcks' well head. However, the variance was approved.

Beach Committee (Jim Carter)

- A small crew of the Usual Suspects pulled our swim platforms during the last week of September. The swim area marker buoys will be pulled before Halloween.

- There was a great turn out for Clean-Up Day at the Beach! We had 17 folks who came armed with many appropriate tools and completed ALL of our short list of tasks before 11:00 am.

- Among the tasks accomplished were the demolition and rebuilding of the short retaining wall on the right side of the bath house; pressure washing the swim platforms; cutting and stacking a fallen, large locust limb into firewood lengths and stacking it behind the bath house; clean out of the BBQ grills; inspection and some minor repairs to the playground equipment; replaced paper towel holders in both bath rooms; and a general clean up of small sticks and litter on the beach and picnic area. Thanks to all that participated!

- 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!

CERT (Kathy Kempski)
No report was received.

Community Affairs and Membership (Polly Carter and Karen Dryden)

- 9/21 Linda Stearns - 32 Arden

- The Bookkeeper has information on five property transfers.

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: 294 - (93%) Lot owners have paid their Maintenance Fees in full for 2026 as of October 1, 2026, which includes double & triple lot owners. In addition, we have received payments from 4 Mason Lane owners. Of those paid, 198 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)

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

- **Website:** Janice Beiter completed ongoing routine updates. Kim Schmidt posted the Fall Newsletter on October 7, 2026.

- **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:

- October 8: The Fall 2026 newsletter was sent to 439 recipients (Newsletter distribution list). A special reminder about the Community Cleanup Day scheduled for Saturday, October 10, was also included.

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 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.)

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

- The CICA Fall Social: Chicken BBQ…A Clucking Good Time! Over 70 Chesapeake Islers gathered on September 19 to enjoy a fabulous chicken barbecue cooked by Amishman, Steve Lapp and his young neighbor, Mathew. The chicken was amazing. Should you be interested in hiring Steve for a private event, visit Bayview Produce on Biggs Highway. Along with the chicken, the dinner included fresh-from-the-farm corn on the cob and many delicious offerings from those who attended. The weather was absolutely perfect as we ate and visited with one another. All our bellies were full. We celebrated the 2026 Man and

Woman of the Year. The evening was capped off when Catherine Lapp (Steve's daughter) picked Therese Sullivan's winning ticket from the 50/50 barrel giving Therese $175 and $175 to the Civic Association. Not only was this an event that brings our community together, it is a small fundraiser supporting CICA. Please mark your calendars and attend next year. Polly thanks all the volunteers who helped set up and or clean up and looks forward to finding someone else to run the Fall event next year. After several years of running this event, Polly is stepping down, so someone else has the opportunity to get involved. Could YOU be the one?!! Please contact chesapeakeisle.secretary@gmail.com if you are willing to chair this event in 2027. Thank you so much, Polly, for chairing the fall social. We very much appreciate all you do for our community! THANK YOU, POLLY, for coordinating this event! Great time was had by all! Polly, you set the bar HIGH!!

- Ladies" October Luncheon was enjoyed at Applebees by 15 Ladies. Thank you to Michelle Hendrix for coordinating this for our Ladies!

- Coming Up:
  October 31st Halloween Party, Parade, and Trick or Treating. Party and Parade start at 3 pm at the Pavillion. Tricker or Treat at Dusk. Sam Conserva, a new resident, has volunteered to coordinate this event. She used to be an event coordinator for Hilton, so she comes with experience.

- December 19th has been confirmed for the family holiday event and Kids' Lights Awards.

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

Governing Documents Review Committee (Christine Valuckas)
Nothing to report.

Grass Mowing (Bob Resch)
No report was received.

Harbor (Mike Klinger/Joe Greenfield)

- I wanted to thank Rich Vindler and Jim Parrot for organizing the early mooring pull schedule along with the other volunteers. The hope is to have all the moorings pulled by the day of mooring delivery.

- Over the last couple of years, we have talked about mooring inspections at the end of season and then another inspection in the spring to ensure all are in working order. Jim reminded me again this year, so if given enough time, we will be inspecting moorings in the fall to give people a chance to work on their moorings at home.

- I wanted to thank Mike and Janice for the new signage at the harbor!

- On another note, I did notice a couple weeks ago a dinghy I thought was ours that was actually a sailboat anchored off our beach area. They acted like it was a free beach and harbor but also said they knew it was private as they were leaving. I believe we may want to invest in more no trespassing and private dock signs for the ends of the piers.

- I also want to remind everyone with an email and Facebook post again of the Harbor closure on 10/31 and remind them that everyone is welcome to come down and volunteer just bring your gloves and old pants. A hot Breakfast will be served between 8:15 and 8:30 and we will begin work thereafter with Lunch and beverages to follow.

History (Bud Godby)
Nothing to report.

Legal (Justin Thomas)
No report was received.

Maintenance Equipment (Jim Carter)

- The auxiliary starter solenoid installation is complete on the Kubota and is working well.

- The replacement parts for our snowplow blade have arrived and will be installed after the Mooring Pull Day.

- Rich Vindler and I changed the engine oil and filter in the tractor.

- The tractor's battery is now about 5-1/2 years old and is showing some early warning signs of deterioration, I am planning to have it load tested and possibly replaced before the winter plowing season (dependent on test results).

Newsletter (Kim Schmidt)

The Fall 2026 CICA newsletter was posted on the Chesapeake Isle website and emailed to all property owners and CICA members on Thursday, October 8, 2026. Paper copies were mailed on Tuesday, October 13, 2026. The next newsletter is scheduled for publication in January. Articles are due to Kim by January 1, 2027. Thank you to all community members who provided submissions. The newsletter contains very important information about Chesapeake Isle. Please take some time to read the publication. Special thanks to Diana Hawley, Andrea Gilde and Janice Beiter for critical edits and delivery assistance.

Other important newsletter information for 2027:

- The committee decided that no paper copies will be printed and mailed. There are only 15 property owners who receive paper copies. This is an expensive and time-consuming activity which is not needed in the digital age. There are two ways to get the newsletter. One

can read from the "Community" page on the Chesapeake Isle website or receive the email newsletter to their "in box". If you are not receiving emails from the community and would like to receive them, please email chesapeakeisle.secretary@gmail.com .

- Please note that we are no longer publishing the "paid" lists in each of the quarterly newsletters. In accordance with the Bylaws, we will publish the lists once per year in the Spring newsletter to indicate who is "in good standing" and who has joined CICA for voting purposes at the annual meeting in May.

Nominating (Vicky Garvey)

- Emails have been sent asking for volunteers to run for upcoming open seats on the Board.

Pavilion Rentals (Cindy Mistysyn)

- I have no more pavilion reservations for this year. I doubt I'll get any last-minute requests at this point but I'll let you know if I do.

- I have one early reservation for 8/28/27.

Roads (Dale Hayman and Jean Hulse-Hayman)

Three road projects are due to be completed this fall.

- On October 22, 2026:
  S&M Paving will taper mill and pave the Mowbray hill starting at approximately the Houck driveway and proceeding to Rolling Avenue to intersect with the end of the Rolling Avenue hill paving project completed two years ago.

  S&M Paving will taper mill about 100 feet of potholes on Mason Lane.

- On December 7, 2026
  T&A Paving will mill and pave the Caldwell hill starting near 33 Caldwell Road. They will also resurface the Caldwell & Rt 272 apron.

- Both invoices are in the Roads Committee Dropbox folder for FY 2027.

ROW- Drainage/Tree – Sub-Committee (Rich Crowe)
Nothing to report.

Shoreline Erosion (Rich Vindler)
Nothing to report.

MAN & WOMAN OF THE YEAR (Jim Carter)

Congratulations to Kim Schmitt and Bill Campbell, CICA' s 2026 Man and Woman of the Year! Thanks again for all you do!

***Adjournment:**
The meeting was adjourned at 7:21 pm.

Respectfully submitted,
Candy Wallace, CICA Board Secretary

*Voting Item

Record of Motions

Glen Adams moved to approve the agenda.
Lisa Schill seconded the motion.

Candy Wallace moved to approve the treasurer's reports.
Dane Hendrix seconded the motion.

Dane Hendrix moved to adjourn.
Lori Hill seconded the motion.