

BOG Meeting April 13, 2026

In attendance: President Harris, Governors Breeden, Hayes, Lamb, Layman, Macindoe, Morris, and Shipley, Office Administrator Coble, Town Manager Tewey, and guests Becky Benner, Dave Draper, Denise Lent, Rowena Nelson, Charlie Shoul, Michael Somerfeld, Rosemary Stocker, Glenn Stulz, Aaron West and Stacy Wildberger.

President Harris called the meeting to order at 7:31 pm, welcomed everyone and thanked Governor Lamb and all who helped to make the Easter festivities possible. He noted that with the Cape being a community with great water access, everyone should be aware of the risks. Please watch children closely, teach them to be aware of the dangers of water, use safety equipment, and do not dive from the piers. Be aware of kids playing outside and drive slowly. Safety first! Use of community properties is at your own risk.

BUILDING VARIANCES

Town Manager Tewey introduced two variance requests. The Stulz's of 994 Roundtop Drive (AL40) are requesting a 2 ft variance on the 15 ft setback requirement at the rear of the lot for a deck. Mr. Stulz explained the lot is an odd shape with the house situated awkwardly for a deck to meet the setback requirements. Only the back corner of the raised deck will encroach on the setback. The Somerfeld's of 1037 Broadview Drive (S26) are requesting a 3 ft variance to the 10 ft left side setback for a garage addition at the front of the house. Their lot is narrower at the front, and the house is at the 10 ft setback. The garage would be added to the front of the house, and they would like to offset it into the county side setback of 7 feet. Decisions will be made in closed session.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the March 9, 2026 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Breeden and seconded by Governor Morris. The motion passed unanimously.

Financial statements for February 28, 2026 were reviewed. A motion was made to approve by Governor Hayes and seconded by Governor Shipley. Balances of the bank accounts as of February 28, 2026 were approximately: Operating funds \$304K, Piers \$181K, Capital Reserves: \$191K, and Special Community Benefits District (SCBD) \$154K. The next planned major pier expenditure from the capital reserves is a portion of the Lake Claire boat pier in 4 years. The capital reserve study is due to be reviewed this year per state law. With the \$250K improvement to the piers, a readjustment is necessary. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following:

Fairwinds Marina may lease to an operating group and has not been sold. Mosquito spraying by the Maryland Department of Agriculture (MDA) will be done as needed on Monday evenings between 7pm and 2:30 am, June 3- October 6. Opt-out forms are available at the CSCIA office or online at the MDA website. If you opt out, it will include the area within a 300 ft radius of your home. Clearing has begun for construction of a new firehouse, and the subsequent environmental mitigation has begun at Goshen Farm.

Budget Committee meetings to create the Fiscal Year 2028 (FY28) budget will begin May 21.

Police officers are covering 21 of 30 days in April. Crime reports included 8 calls in March: 2 each of fraud, mental health, and deaths (not suspicious), 1 non-criminal suspicious activity and 1 theft of auto parts.

Fourteen beach attendants from the 2025 crew will return for this summer and 16 new applicants were interviewed. Orientation will be May 2, field training May 8-10, and regular season shifts begin May 22.

No update on the posts to be removed from 1290 Swan Drive. Deep Creek pier replacement construction is complete and the electric passed inspection. Water was turned on for the piers with the bulkhead still on bypass until underground connections are complete. Eight building submittals were received and are in process. Two pier/bulkhead agreements are in process. No update on the request for stairs from a bulkhead at 1224 Riverbay Road. The county is referring the unauthorized shed at 728 Fairway Dr to their legal department.. The state bill regarding lot sizes and affordable housing was still in committee as of this morning, the last day of the legislative session. The Chesapeake National Recreation Area bill is still in committee.

COMMITTEE REPORTS

Beaches & Parks: Governor Macindoe noted that the beaches have been quiet but are getting busy.

Broadneck Council of Communities (BCC): Governor Breeden reported two upcoming BCC meetings to introduce candidates for local elections. The April 30 meeting will begin with a State Highway Administration presentation on plans for 2026 bridge traffic control, followed by short introductions of candidates for sheriff, judges, clerk of court, registrar of wills, etc. A meet & greet time with refreshments will follow. The May 14 meeting will be candidates for county executive, county council, and state Senate and House of Delegates. Both meetings are at the clubhouse at 7 pm.

Business Lot Owners Association: Governor Breeden explained that CSCIA owns the parking lots and common areas at the shopping center, leasing part of the property to the Cape Pool. The BLOA owns the sidewalks and buildings up to 100 feet back. The annual Cinco de Mayo request will be discussed in Old Business.

Caper: Governor Lamb reported the April issue was out on time. She is working on the last few items for the May issue.

Clubhouse: Governor Lamb said rentals remain steady. The next open Saturday is in July.

Events: Governor Lamb reported that planning is in full swing for the Strawberry Festival. Permit applications were submitted for the Strawberry Festival and Fourth of July events. The county has offered a Cape Clean Up weekend August 5-7 are only committing one dumpster to be removed when full and not replaced. Governor Lamb will try to get more. The county asked to come present to the community to explain what items can be accepted with regular curbside collection. Suggestions were the July quarterly meeting and/or the Strawberry Festival.

Piers: Governor Breeden reported the reconstruction of the Deep Creek small pier, 100 ft of the bulkhead, several finger piers, and the area around the boat ramp is complete. The electric work passed inspection and plumbing is almost complete. Water was turned on today. He is trying to find a contractor to pound in pilings that were lifted by thick ice. About \$130K of the budgeted \$144K pier revenues have been collected and about 20 new contracts for open slips should bring in the remainder. He asked everyone to be kind to employees. They are doing what is asked of them by the Cape. Disrespect, threats, and foul language will not be tolerated.

No additional report for Budget, Business Lot Owners Association, Building, Grants, Legislative, Personnel, Security, Swim Club, or Tech.

OLD BUSINESS

Governor Breeden said that Donna Durant of Broadneck Grill asked for the parking spaces in front of the restaurant be reserved for outdoor dining noon to dusk on May 5 in celebration of Cinco de Mayo as has been done for the past 15 years or so. A certificate of insurance naming CSCIA as an additional insured is provided. He made a motion to approve the annual Cinco de Mayo partnership with Broadneck Grill to allow use of the parking spaces. The motion was seconded by Governor Morris and approved unanimously.

Governor Breeden reported that all boats have been removed from the beach near the inlet and thanked Dave Draper, Chip Zenke and Keith Chapman for their help with that task. A boat with no identified owner was relocated to Deep Creek for storage until a final decision is made regarding its disposition. It might be raffled off with proceeds going to the Youth Sailing program. Removing boats in front of the Youth Sailing shack at Lake Claire is being discussed after a request by a resident because of the condition of the boats and trailers. He gave Dave Draper an opportunity to speak on behalf of Youth Sailing, who rent the kayak rack spaces as well as the beach spaces at the shack, about an alternative plan. Mr. Draper spoke of the quality of the Youth Sailing program, which is offered at a very reasonable cost because of revenues created by the rentals. Last year the kayak racks were emptied, repaired, and expanded, and the list of renters was culled of those who have moved, died, lost interest, etc. He agreed that the boats on the beach in their current state are an eyesore and that the spaces had not been a priority but he hopes they remain available. He proposed that Youth Sailing be given the opportunity to better manage the spaces, possibly renting only during the boating season and requiring the boats be well kept and then removed for the winter. Geoff Schneider added that kayak rack and beach space rentals help involve the community in keeping the cost of the camp at about half of others in the area. Governor Breeden thanked Mr. Draper and others for the work they have done, providing information at this meeting, and being willing to improve the process. The Youth Sailing program has been offering quality camps since 1974.

NEW BUSINESS

President Harris announced that Governor Angel has resigned from the board and thanked him for his years of service to the Cape.

COMMENTS

Becky Benner reported that mitigation for the fire house construction has begun at Goshen Farm. Much of the invasive vegetation between the farm and the elementary school is being removed to allow for planting with native species. The Lucky Trivia Night held March 20 was successful and Mrs. Benner thanked all who supported the event. On May 2 from 10 am to 2 pm, the Environmental Literacy class from Broadneck High School (BHS) will have children's activities to introduce elementary-aged children from BHS feeder schools to environmental literacy and to show experiences available in high school. There will be live music, a food truck, farmhouse and garden tours and more. The sharing garden has 64 organic gardening plots. Mrs. Benner added that in response to member surveys, lectures are being offered. The next two scheduled lectures are May 9 on composting and June 27 on pollinators. The summer concert series begins June 26, with the first band starting at 6:30 and the second at 7:40. Please see the Goshen Farm website for more information and to register for classes and tours.

Stacey Wildberger of Cape Conservation Corps (CCC) reported weekly weeding continues from 5-7 pm on Wednesdays. An erosion control project will be done April 18 at the Serene Ravine thanks to help from the BHS lacrosse team. Using cardboard covered in mulch has been effective at reducing the growth of Bushkiller vine. Richards Tree Care will provide wood chips and stone and move a large tree trunk. There was a great response to the CCC open house at the clubhouse. The spring ephemeral sale went very well. The Project Clean Stream event led by Brad Knopf had 47 volunteers who cleaned up almost 1000 pounds of trash, taken to the dump thanks to Matthew Toronto of Matthew's Hauling. The Broadneck Grill fundraiser night is April 22. Applications are being accepted for the \$1000 scholarship to a BHS senior planning to study environmental science at college in fall 2026. The native/invasive shrub swap program is full, and as part of that program Serene Ravine will receive more native plants on May 2. CCC is offering mosquito dunks and buckets free of charge as an alternative to spraying. The Habitat Hero tour of two yards will be May 29. CCC would like to move forward on erosion control/restoration of the path behind the shopping center. Town Manager Tewey asked that CCC and the Swim Club work out a plan and present a proposal to the board. CCC is willing to pay for the project and commit to 2 years of maintenance but would like the Swim Club to advertise it to their membership to involve families. Governor Breeden suggested an appeal to the Business Lot Owners Association (BLOA) for donations and the high school for students in need of volunteer hours.

Denise Lent of the Garden Club said they have been busy digging and potting to gear up for the annual plant sale to be held 8 am – 2 pm, May 2 at the clubhouse field- rain date May 3. Compost and mosquito dunks are available free with any plant purchase. They are trying to involve more young people in the event.

The Quarterly Membership meeting is April 28 at 7:30 pm and will feature a presentation on the beach restoration plans by Coastal Resources.

Governor Morris thanked Youth Sailing for the camp, saying that it is a great program at a very affordable cost.

ADJOURNMENT

A motion made by Governor Hayes to adjourn to closed session and seconded by Governor Macindoe was approved unanimously. The meeting was adjourned to a closed session at 8:31 pm. The closed session began at 8:39 pm and ended at 9:56 pm. The April 13, 2026 CSCIA Board of Governors meeting was adjourned at 9:56 pm.

Event calendar:

Wednesday evenings all summer: Wednesday Weed Warriors

Until April 30: Applications accepted for CCC scholarship

Apr 18: Erosion control project at Serene Ravine (CCC)

Apr 22: CCC fundraiser night at Broadneck Grill

Apr 28: Quarterly CSCIA membership meeting

Apr 30: BCC Candidates Night I / SHA traffic presentation

May Fridays: Acoustic Cape Vibes jams at Lake Claire

May 2: Planting at Serene Ravine

May 4: Garden Club plant sale

May 5: Cinco de Mayo

May 2: Environmental Literacy events at Goshen Farm

May 9: Goshen Farm concert

May 14: BCC Candidates Night II

May 29: Habitat Hero tour

June 26: Goshen Farm concert

Jun 27: Cape Vibes at Main Beach