

BOG Meeting May 11, 2026

In attendance: President Harris, Governors Breeden, Hayes, Lamb, Layman, Macindoe, Morris, Shipley and Zadera, Office Administrator Coble, Town Manager Tewey, and guests Becky Benner, Charlie Corliss, Charlie Shoul, Aaron West, Kyle West and Stacy Wildberger.

President Harris called the meeting to order at 7:30 pm. Town Manager Tewey asked for a change to the agenda to include a variance request. With no objections, the change was accepted. 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 the variance request for 743 Rolling View Dr. The lot has a small finger of property with an existing gazebo type building the owners would like to replace with a similar pre-fab structure. Due to the size of the "finger", there is no possible way of meeting the setback requirements. They have not yet applied for a county permit.

EAGLE SCOUT PROPOSAL

Kyle West presented his proposal for an Eagle Scout project. He would like to improve the entrance to the Serene Ravine to create a parking pad and an arched entrance to the walking path. There would be posts made from a downed sycamore tree at the site to delineate the parking area. Governor Breeden discussed the possible need for a county permit. After discussion about permit needs, time frames, building submittals, etc., Governor Breeden made a motion to approve the Eagle Scout project at Serene Ravine pending official permits. Governor Macindoe seconded the motion, and it passed unanimously.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the April 13, 2026 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Hayes and seconded by Governor Shipley. 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 April 30, 2026 were approximately: Operating funds \$325K, Piers \$160K, Capital Reserves: \$184K, and Special Community Benefits District (SCBD) \$135K. An SCDB check was received in May for about \$235K. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following:

Groundbreaking for the new fire station officially started April 29.

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

Police officers are covering 21 of 31 days in May. Crime reports included 7 calls last month: 2 each of fraud, assault, theft, and DUI, and 1 mental health incident. Two incidents account for 5 of those and two occurred at the shopping center.

Fourteen veteran and 16 new beach attendants were hired for 2026. Training began May 2, and regular season shifts begin May 22.

The compliance letter was received after removal of the illegal floating pier at 1290 Swan Drive, with 4x4 posts still to be removed. Deep Creek pier replacement construction is complete except for one electric connection and final inspection. Plumbing is complete.

Eleven building submittals were received and approved. One additional dwelling unit was denied last year, it was redesigned to meet all county requirements. A complaint was received for a fence being erected at 1088 RiverBay Rd, lot B12. No building submittal has been received, and the fence does not comply with CSCIA codes. Mr. Tewey sent letters to the two addresses on file for the owner. No updates on the request for stairs from a bulkhead at 1224 RiverBay Road, the dredge around a pier at 743 Rolling View or the unauthorized shed at 728 Fairway Dr.

There is a bill in the county council to increase the solid waste service charge from \$426 to \$469. The state bill regarding starter and silver homes died in committee. The Chesapeake National Recreation Area bill is still in committee.

Mr. Tewey contacted Miller Dodson, the company that completed the Capital Reserve study, for a proposal for a renewed study, due in October. The expense for that study was budgeted for in the accounting/audit fees line.

COMMITTEE REPORTS

Beaches & Parks: Governor Macindoe explained the kayak rack rental program is run by the Yacht Club for the benefit of Youth Sailing. There are 4-5 sand slips in front of the Youth Sailing shack at Lake Claire where boats and trailers were allowed to stay and fall into disrepair, with only one paying a rental fee. He had recommended that no storage be allowed there. Dave Draper, new manager of the kayak rack program, counter proposed at the last Board of Governors meeting that they be given an opportunity to address the problem, clear out the damaged boats and trailers, and rent the spaces only May-Sept to benefit Youth Sailing. Governor Macindoe was glad to hear that it was an oversight that led to the situation and that it would be monitored if approved. He is willing to work with Mr. Draper to follow up and make sure all goes well. Governor Macindoe made a motion that the sand slips in front of the sailing shack be maintained and rented out for revenue purposes of Youth Sailing and the Yacht Club. Governor Breeden amended the motion to be for the 2026 sailing season, May 1-Sept 30 as a trial. The amended motion was seconded by Governor Shipley and approved unanimously.

Governor Breeden reported on the beach restoration project. Discussions are being held with Biohabitats, our engineer contractor, with an opportunity at the Annapolis Sailing School to possibly obtain sand from their property for placement on our beaches. Permit applications for Sites 1 & 2 were split as required by regulators. A meeting was held with Coastal Resources at 3 of the other sites. Several Maryland Department of the Environment (MDE) and Army Corps of Engineers (ACE) representatives attended and had varying opinions and suggestions. The 60% design should be ready by the Quarterly meeting in July, then the 5 permit applications can be submitted for the minimum 240-day review time. Laura Todd of Alliance for the Chesapeake has identified county and federal grants, as well as grants through Google. Several S&P 500 companies are offering grants to obtain carbon credits.

Budget: Governor Zadera reported that an SCBD check, in the amount of \$236,503, was received May 1. Governor Morris said anyone interested in helping with the budget committee is welcome to attend the meeting on May 21 at 7pm.

Building: Governor Layman reported that numerous fence requests were approved.

Caper: Governor Lamb reported the May issue was out on time.

Clubhouse: Governor Lamb said rentals remain steady and there was a complaint about the refrigerator. A technician was called and the issue was how the renter had filled it, not allowing proper air flow. The ice machine is having an issue to be addressed this week.

Events: Governor Lamb reported that the Strawberry Festival banner should go up next week, still waiting on permits because the Health Dept is requiring permits from every food vendor under the Strawberry Festival permit. She has informed all vendors, supplied the forms, and helped answer questions about completing them. Those not submitted by Wednesday May 13 will not be able to participate.

Personnel: Governor Shipley reported that the personnel handbook is undergoing revision.

Piers: Governor Morris thanked Piers Administrator Cox for his quick work in getting a kayak removed from the Deep Creek pier. Governor Breeden thanked the maintenance crew for reinstalling the water lines. The final building inspection for the piers will be scheduled after the final electrical connection is completed and a check is done to make sure all safety equipment has been installed. He commended Mr. Cox for his communication with slip renters regarding safety and clearing the pier of lines and hoses. Lock your boats- there has already been an attempted theft of a stereo system from an unlocked boat at Deep Creek. The owner was unable to identify what day it happened, so video footage was not reviewed. Discussion followed regarding the internet service and possible security search applications and their limitations.

No additional report for Broadneck Council of Communities, Business Lot Owners Association, Building, Grants, Legislative, Security, Swim Club, or Tech.

OLD BUSINESS

Governor Breeden explained the potential purchase of a mower and trailer, noting that the mowing contract was not funded in the FY27 budget. The maintenance crew will do mowing and trimming and a larger mower is necessary for 20+ acres of property owned. Governor Macindoe asked if Coble Landscaping was interested in selling the 52" zero turn mower and 10 ft enclosed trailer, and David Coble gave a price of \$6000. Mr. Tewey explained that the items would be added to the Capital Reserve study, which allows for saving for a replacement over time. Other expenses that would be incurred are maintenance, repairs and insurance. Governor Macindoe noted that there is not a title for the trailer. Governor Breeden said that a bill of sale would allow for obtaining a Maine title for \$99. He made a motion to approve the expenditure of \$6000 for the mower and trailer from Coble Landscaping. It was seconded by Governor Layman and passed unanimously.

NEW BUSINESS

Town Manager Tewey reported that a resident spoke at the quarterly meeting to express concern about the level of maintenance at Little Magothy Beach Park. After the meeting, Mr. Tewey received a letter regarding the lack of leaf removal under the trees. He explained that, because CSCIA emphasizes conservation, leaves are generally left in place to provide habitat for insects, worms, and other wildlife. The last leaf removal took place several years ago when court-ordered community service labor was available. It was suggested that the area could be covered with wood chips, since removing the leaves would expose dirt and numerous above-ground tree roots in an area where grass is unlikely to grow. President Harris said he would respond to the resident. Mr. Tewey also reported that a neighbor whose property adjoins the main beach park raised concerns about weeds along the fence line. She noted that chemicals had been used in the past, but herbicides are not permitted in the critical area. Mr. Tewey said the fence line would be trimmed and that, if she wished to treat it herself, she could request board permission. The maintenance crew has trimmed CSCIA's side and will continue to do so. Mr. Tewey also reported dumping at Old Cape St. Claire Court from a Ford Expedition. Although the location is outside Cape St. Claire, he asked residents to watch for dumping and take photos if they witness it. He also noted an anonymous complaint about trash cans and a covered boat on Idylwild Drive. Because there are no violations of CSCIA covenants, the matter will simply be monitored.

Mr. Tewey reported that the memorial picnic table installed at Lake Claire cost \$502 less than the donation made by the Degenhard family. He sent a letter to the family offering three options for the remaining funds: donate the balance to CSCIA, donate it to one of the Cape Recognized Organizations, or receive a refund. He is awaiting their response. If no response is received, a refund check will be issued to the family.

There has been no response to Mr. Tewey's letter to the person who requested information last month.

COMMENTS

Charlie Corliss announced the first Cape Vibes beach jam at Lake Claire occurred, with about 20 people in attendance. The next event will be June 27 at the main beach from 4-7 pm. They are trying to partner with Bach To Rock, a local music school, to feature some of their students.

Charlie Shoul said the budget committee is looking forward to a good kickoff to the year and welcomes anyone who wants to join.

Becky Benner reported that Goshen Farm will be participating in the Strawberry Festival and giving away strawberry plants. The summer concert series begins June 26, with 1st World Problems starting at 6:30 and Up To 11 at 7:40. A class on pollinators will be June 27 at the apiary at 10 am. Please see the Goshen Farm website or Facebook for more information and to register for classes and tours.

Stacey Wildberger of Cape Conservation Corps (CCC) reported the erosion control project at the Serene Ravine is complete thanks to help from the BHS lacrosse team, Bill Bauer, and Richard's Tree Care. Eight applications were received for the \$1000 scholarship to a BHS senior planning to study environmental science at college in fall 2026 and are being reviewed. All are impressive. The native/invasive shrub swap program went well. The free tree program is accepting applications now, with a limit of 25 to receive trees. Weed Warriors continues at Serene Ravine and Little Magothy. The Habitat Heroes tour will be May 29 from 5-7 pm, visiting yards on RoundTop Dr and Highview Dr. CCC will be giving away milkweed plants at the Strawberry Festival. They will be providing mosquito dunks and buckets free of charge at the Cape Vibes event and thank Cape Ace Hardware for donation buckets. Work on the path behind the shopping center is to begin May 13.

President Harris mentioned the Cape Cornerstone feature of Cape Ace Hardware and the Volunteer Spotlight on Becky Benner in the May Caper. Email nominations@cscia.org to recommend a business or individual to be highlighted.

ADJOURNMENT

A motion made by Governor Hayes to adjourn to closed session and seconded by Governor Zadera was approved unanimously. The meeting was adjourned to a closed session at 8:38 pm. The closed session began at 8:42 pm and ended at 9:37 pm. The May 11, 2026 CSCIA Board of Governors meeting was adjourned at 9:37 pm.

Event calendar:

Wednesday evenings all summer: Wednesday Weed Warriors

1st Sundays: Acoustic Cape Vibes jams at Lake Claire

May 14: BCC Candidates Night II

May 29: Habitat Hero tour

June 26: Goshen Farm concert

Jun 27: Cape Vibes at Main Beach, Pollinator class at Goshen Farm