

BOG Meeting June 8, 2026

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

President Harris called the meeting to order at 7:30 pm and praised Governor Lamb for another successful Strawberry Festival, noting the significant effort it took. He reminded everyone to please drive carefully. Use of community properties is at your own risk.

BUILDING VARIANCES

Governor Zadera introduced two variance requests to be discussed in closed session. The first was 1170 Hampton Rd where the request is for a 3-ft variance to the side setback for a new garage. The second was 1088 River Bay Rd in response to a letter of violation sent to the homeowners for unapproved construction of a fence above 48 inches at the front of the house. The front of a waterfront home is considered the street side per the covenants no matter which way the house faces.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the May 11, 2026 BOG meeting were reviewed and with no objections were accepted as written.

Financial statements for April 30, 2026 were reviewed. A motion was made to approve by Governor Breeden and seconded by Governor Shipley. Balances of the bank accounts as of April 30, 2026 were approximately: Operating funds \$301K, Piers \$161K, Capital Reserves \$188K, and Special Community Benefits District (SCBD) \$134K. Governor Zadera noted that CSCIA is in good standing with the Maryland State Department of Assessments and Taxation and that the next Special Community Benefits District (SCBD) check should be received soon. The motion passed unanimously.

TOWN MANAGER REPORT

Piers Administrator Cox read Town Manager Tewey's notes in his absence.

A mower was purchased and has been added to the insurance policy.

Budget Committee meetings to create the Fiscal Year 2028 (FY28) budget will be held July 15, August 12 and September 9.

Police officers are covering 21 of 30 days in June. Crime reports included 10 calls last month for 11 offenses: 1 each of threat, death, domestic situation, theft of auto, theft, forgery, destruction of property, and 2 each of miscellaneous criminal offense and fraud. The beach attendants are doing a great job.

Posts from the floating pier at 1290 Swan Drive are still to be removed. Deep Creek pier replacement construction is complete, and final inspection will be scheduled.

Eight building submittals were received and approved. No updates on the request for stairs from a bulkhead at 1224 River Bay Road, the dredge around a pier at 743 Rolling View or the unauthorized shed at 728 Fairway Dr.

The bill in the county council to increase the solid waste service charge from \$426 to \$469 is still pending.

COMMITTEE REPORTS

Broadneck Council of Communities: Governor Breeden reported the May 14 Candidates Night went well. There were candidates for county executive, county council, state and federal representatives and senators. Paul Peditto of Maryland Department of Natural Resources gave an excellent presentation on project plans for Holly Beach Farm, currently a wildlife management area.

Caper: Governor Lamb reported the June issue was out on time but there was a delay in getting it posted online.

Events: Governor Lamb said that the Strawberry Festival was a huge success and thanked everyone who supported it in any way. She has had many positive responses. The 3-area staging of the parade worked very well. The July 4th event will include a parade and free ice for kids from the Kona Ice truck. Volunteers are not available to have a larger event.

Personnel: Governor Shipley noted that the personnel handbook changes will be discussed in closed session.

Piers: Governor Breeden reported the June pier meeting was canceled. He commended Piers Administrator Cox for his diligence in filling slips and noted that 95–97% of expected revenue has been received. Although expenses appear unusually high, they reflect planned replacements funded with money set aside for that purpose. There is a waitlist of about 15 people for subleases, but few slips are available. A pending issue with an owner who has not removed a boat from a slip may require legal action.

No additional report for Beaches & Parks, Budget, Building, Business Lot Owners Association, Building, Clubhouse, Grants, Legislative, Security, Swim Club, or Tech.

OLD BUSINESS / NEW BUSINESS: None

COMMENTS

Matt Cox spoke for the maintenance crew regarding the suggestion that a side-by-side vehicle be purchased for trash pickup. Given that the truck is working fine in that capacity now, except for Strawberry Festival day, it is not necessary. He noted that because mowing Cape

properties was added to the maintenance tasks, most of the time is spent landscaping, not attending to maintenance needs. If money is available for a side-by-side, a more beneficial use of funds would be hiring seasonal part-time help.

Becky Benner reported that mitigation for the new firehouse began at Goshen Farm. Much existing vegetation is being removed to allow for later planting of native trees and shrubs. She is concerned about the lack of buffer between the elementary school and the farm.

Stacey Wildberger of Cape Conservation Corps (CCC) said Weed Warriors continues at Serene Ravine and Little Magothy from 5-7pm every Wednesday. Nine applications were received for the \$1000 scholarship to a BHS senior planning to study environmental science at college in fall 2026 and it was awarded to Ruby Dougherty. Work on the path behind the shopping center is complete and she looks forward to coordinating with the Swim Club for future work removing invasive plants and adding natives. CCC gave out milkweed plants and mosquito buckets at the Strawberry Festival. They will give mosquito dunks and buckets at the Cape Vibes event on June 27 as well, and thanks Cape Ace Hardware for providing the buckets. They will also raffle off a tree and a shrub. The free tree program has 3-4 trees still available.

ADJOURNMENT

A motion made by Governor Hayes to adjourn to closed session and seconded by Governor Morris was approved unanimously. The meeting was adjourned to a closed session at 8:00 pm. The closed session began at 8:08 pm and ended at 9:47 pm. The June 8, 2026 CSCIA Board of Governors meeting was adjourned at 9:47 pm.

Event calendar:

Wednesday evenings all summer: Wednesday Weed Warriors

1st Sundays: Acoustic Cape Vibes jams at Lake Claire

June 26: Goshen Farm concert

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

July 4: Parade and Kona Ice

July 10: Goshen Farm concert

July 24: Goshen Farm concert