

BOG Meeting July 13, 2026

In attendance: President Harris, Governors Breeden, Lamb, Macindoe, Morris, Shipley and Zadera, Town Manager Tewey, Piers Administrator Cox, and guests Angel Georgiev, Becky Benner, Charlie Corliss, and Stacy Wildberger.

President Harris called the meeting to order at 7:31 pm. He thanked Governor Lamb and her team for another successful July 4th celebration. He noted that we are already halfway through summer, and busy with Youth Sailing Camp, Goshen Farms concerts, and more. He thanked all those who make it all happen and commended the beach attendants on a job well done. He understands that those facing the public often deal with complaints and he appreciates how the staff handles that. He gets a lot of positive feedback. He reminded everyone to be safe, drive carefully and enjoy the summer.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the June 8, 2026 BOG meeting were reviewed and with no objections were accepted as written.

Financial statements for May 31, 2026 were reviewed. A motion was made to approve by Governor Zadera and seconded by Governor Shipley. The June preliminaries mark the end of Fiscal Year 2026 (FY26) and we are now operating in FY27. Governor Breeden noted that the piers financials are misleading because the large expenditures in FY26 were for planned replacements that used funds saved over several years for that purpose. Balances of the bank accounts as of May 31, 2026 were approximately: Operating funds \$292K, Piers \$159K, Capital Reserves \$184K, and Special Community Benefits District (SCBD) \$352K. The motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Tewey reported on the following.

Tags and insurance have been obtained for the mower trailer.

The next Budget Committee meeting is July 15. Please submit suggestions asap.

Police officers are covering 19 of 31 days in July. Two officers were hired to work the Main Beach during fireworks on July 4. Crime reports included 11 calls last month for 12 offenses: 4 mental health, 2 each of fraud/forgery and theft, 1 each of non-violent family situation, court order violation, theft of auto, assault, and destruction of property. The beach attendants are doing well, with only minor scheduling issues. Posts from the floating pier at 1290 Swan Drive are still to be removed, the maintenance crew will work with the homeowner to remove when time and tide allow. The new Deep Creek pier passed final inspection on July 7.

Two building submittals were received and will be approved tonight. 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. A variance was granted for the fence originally being installed without permission and construction is now complete.

The bill in the county council to increase the solid waste service charge from \$426 to \$469 passed and is expected to be signed.

COMMITTEE REPORTS

Beaches & Parks: Governor Macindoe said the beaches have been busy, especially Lake Claire with Youth Sailing, but all has gone well thanks to being well maintained and overseen. Governor Breeden announced the split permit for Site 2 beach restoration was submitted by BioHabitats. Appeals are being made to senators and delegates to accept the original submission date as the beginning of the minimum review time because of the change to requirements from one permit to two after submission. Discussions are ongoing with Chesapeake Sailing School regarding purchase of sand. Coastal Resources will present on the other five sites with a 60% design.

Capex: Governor Lamb reported the next issue is for July and August and will be completed soon. She is working on getting advertising revenues closer to the printing expense for FY28.

Events: Governor Lamb said the July 4th event went well. She is planning a Movie on The Beach, then Halloween Happenings.

Personnel: Governors Lamb and Shipley made updates to the employee handbook. Annual evaluations are complete for two employees.

Piers: Governor Breeden reported things are going well and commended Piers Administrator Cox. The proposed FY28 piers budget may include 20% increases in slip fees for those with 30-amp electrical service and 10% for those with 15-amp service to help cover rising electric costs and to build funds for replacing the remaining old part of the Lake Claire pier within the next 5 years. The piers committee will develop their budget at the August pier meeting and present to the Budget Committee.

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

OLD BUSINESS

Town Manager Tewey reported that he met on June 30 with representatives of Miller Dodson, the capital reserve consulting firm, and gave another tour for them to update the plan as required by state law. They inquired about including trees as assets for carbon tax credits. The preliminary report is expected soon.

NEW BUSINESS

Governor Breeden spoke regarding a proposal for allowing CSCIA to purchase properties within the Cape. If a property that would allow for expansion of community properties were to come up for sale, or if a homeowner chose to bequeath property to CSCIA, there is no current mechanism for CSCIA to fund a purchase or accept property. County SCBD rules allow for purchases. The concept has been informally discussed over several years, but it is unknown whether residents would support it, what legal issues may arise, what public discussions are necessary, etc. There are many aspects to the idea that must be researched. President Harris thanked Governor Breeden for starting the process of exploring the option.

Governor Lamb announced CSCIA will be implementing the ADP timekeeper app for staff timesheets.

COMMENTS

Charlie Corliss of Cape Vibes said they had to cancel their last event due to weather and appreciate the support of CSCIA in getting the word of cancellation out to the public. They continue with 1st Sunday Jams at Lake Claire, with about 12 people in attendance at the July event. They will perform at the Goshen Farm open house on September 19. He praised beach attendants for dealing with the sometimes-uncomfortable interactions keeping out non-residents.

Piers Administrator Cox reported he is working with Governor Breeden and Town Manager Tewey on better ways of enforcing rules of slip rental contracts and determining when violations occur.

Becky Benner reported the Goshen Farm class on July 18 is Native Landscape design by Larry Jennings, and on August 22 is Invasives: Outlawed Plants and What to Do About Them by Stacy Wildberger. The next concert night is July 24, starting at 6:30 at the farm. It is a family-friendly event- bring your own chair, food, drink, etc. The Wine Down at the Farm event will be August 29. The next Open House is September 19, with a large line up of people, organizations, businesses, a petting zoo, and food trucks participating.

Stacey Wildberger of Cape Conservation Corps (CCC) said Weed Warriors continues at Serene Ravine and Little Magothy from 5-7pm every Wednesday, as well as Wednesday mornings at 8 for those who choose to help while the day is still a little cooler. They have mosquito dunk kits still available. The free tree program has 3-4 trees still available. The Eagle Scout project is still being planned, and the scout is dealing with administrative issues with the county. They are working with Richards Tree Care to obtain wood. Donations are being accepted for the Little Learning Libraries, and an Amazon wish list is available for those who would like to contribute. The next CCC Board meeting is July 20, 7 pm, at the clubhouse and all are welcome.

ADJOURNMENT

A motion made by Governor Shipley to adjourn to closed session and seconded by Governor Morris was approved unanimously. The meeting was adjourned to a closed session at 8:06 pm. The closed session began at 8:12 pm and ended at 9:52 pm. The July 13, 2026 CSCIA Board of Governors meeting was adjourned at 9:52 pm.

Event calendar:

Wednesday mornings/evenings all summer: Wednesday Weed Warriors

1st Sundays: Acoustic Cape Vibes jams at Lake Claire

July 18: Native Landscape design class at Goshen Farm

July 20: CCC Board meeting

July 24: Goshen Farm concert

July 28: Quarterly Membership meeting

August 29: Wine Down on the Farm at Goshen Farm

September 19: Goshen Farm Open House

September 22: Invasive plant class at Goshen Farm

September 26: CCC Native Plant sale