

BOG Meeting August 10, 2026

In attendance: President Harris, Governors Breeden, Hayes, Layman, Macindoe, Morris, Shipley and Zadera, Town Manager Tewey, Office Administrator Coble, Piers Administrator Cox, residents Becky Benner, Ed O'Callaghan, Charlie Shoul and Stacy Wildberger, and guest Adam Goertemiller.

President Harris called the meeting to order at 7:35 pm and welcomed everyone to another stormy night's meeting. He commented on the summer events winding down and those still happening and invited all to enjoy what the Cape has to offer.

VARIANCE

Town Manager Tewey introduced variance requests by Ed O'Callaghan of 1088 River Bay Road, Lot B12. Mr. Tewey, Mr. O'Callaghan, and builder Adam Goertemiller described the extensive renovation and addition that would square off part of the house on one side placing the house within the 10-foot setback. A 3-foot variance is requested there. A 4-foot variance is requested on the front (water) side. All other aspects of the rebuild meet CSCIA restrictions. CSCIA owns a tract of land between the water and the lot. A county permit has already been granted. Mr. Tewey will contact the owners with the results of further discussion by the board in closed session.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the July 13, 2026 BOG meeting were reviewed and a motion made to approve by Governor Zadera. It was seconded by Governor Shipley and passed unanimously.

Financial statements for June 30, 2026 were reviewed. A motion was made to approve by Governor Zadera and seconded by Governor Breeden. The June financials mark the end of Fiscal Year 2026 (FY26) and we are now operating in FY27. Balances of the bank accounts as of June 30, 2026 were approximately: Operating funds \$248K, Grants \$16K, Piers \$144K, Capital Reserves \$188K, and Special Community Benefits District (SCBD) \$330K. The motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Tewey reported on the following.

Governor Lamb met with a contractor to discuss improvements to the back office and is awaiting an estimate.

The next Budget Committee meetings are August 19 and September 9.

Police officers are covering 23 of 31 days in August. Crime reports included 10 calls last month for 13 offenses: 3 assaults, 2 each of mental health, fraud/forgery, and warrant arrests, 1 each of found property, burglary, destruction of property and sex offense.

Storms caused damage to 3 trees, 1 was trimmed and 2 removed. Swim buoys at Lake Claire are missing.

Two building submittals were received. Attorneys for CSCIA and the owners of 1224 RiverBay Road have spoken and a construction agreement for stairs on the bulkhead at that address has been drafted. It will be discussed in closed session.

County Council Bill 61-26 is an ordinance concerning zoning. The purpose is to add and/or modify definitions of certain terms, modifying, adding, or removing many regulations, and more. The full code is being rewritten over the next year. Several definitions will affect the Cape, including kitchen facilities, outside storage, parking lots, pet care businesses, pile driving, and RV storage. Maryland House Bill 2100 was passed in a special session held August 3-5 and will place a constitutional amendment on the November 2026 general election ballot regarding compact legislative districts and application to congressional maps.

COMMITTEE REPORTS

Beaches & Parks: Governor Macindoe said the maintenance crew has been doing a good job with the mowing, despite rain and equipment issues. Governor Breeden reported that Coastal Resources presented the 65% design on Sites 3-7 at the July Quarterly meeting and the board will review. Discussions are ongoing regarding construction funding. Alliance for the Chesapeake is pursuing construction grants. Google denied our grant application. The split permits for Sites 1 and 2 were submitted.

Broadneck Council of Communities: Governor Breeden announced another candidate's night is being planned for the end of October. They will be reviewing the zoning bill mentioned by Mr. Tewey as well.

Budget: Governor Zadera explained that as an SCBD, an annual financial report must be filed with the county. The accountant has been notified that it is due September 27, 2026. Governor Morris encouraged others to attend the budget meeting.

Caper: President Harris reported for Governor Lamb that President and Town Manager messages are needed for the September issue.

Clubhouse: President Harris said rentals remain steady. An estimate is expected from Creative Contractors for renovating the back office to create more efficient storage and a Town Manager office. If budget allows for construction, a temporary storage pod may be needed.

Events: President Harris said the next event will be a Movie on The Beach, then Halloween Happenings.

Grants: Governor Breeden announced that Anne Arundel County granted about \$100K for beach restoration planning/design.

Personnel: Governor Shipley reported updates were made to the employee handbook and it will be provided to employees. Governor Harris added that one change will affect the community; as of September 1, only service animals are allowed in the clubhouse/office building.

Piers: Governor Breeden reported Piers Administrator Cox has census reports and so that slip holders can be informed of violations. No contractor has been found to fix pilings raised by ice last winter as it is too small a job. The pilings may be included in a larger future job.

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

OLD BUSINESS

President Harris met with Bob Sledgeski to discuss concerns about erosion at Little Magothy Beach. Runoff from the athletic fields across from Gaul's follows Magothy Park Lane to Little Magothy View and through the park to the river. He will investigate opportunities to work with the county to mitigate. Other governors noted that the county has not been helpful except for funding the rain garden.

Governor Shipley said the draft Capital Reserve study update was received from consulting firm Miller Dodson and will affect the budget for FY28. Town Manager Tewey explained the agreement made in 2023 in which Capital Reserve funding for community wide assets is through SCBD fees. For piers amenities, which benefit all residents in property values and access to water whether used or not, 40% of funding comes from SCBD fees and 60% is funded by the slip fees paid by renters. A first review of the draft report will be done by Mr. Tewey, Governors Harris, Breeden, Macindoe, Shipley, and the maintenance crew.

President Harris revisited the topic of storage of Youth Sailing boats at Deep Creek. The original idea had been to clear bamboo behind the basketball hoop at the top parking lot and create a greenscape between that and the adjacent house, as well as the road. Deep Creek is zoned MA1 and is the only place on CSCIA property where boat storage is allowed. The boats had been stored at Cape Auto and were moved when the hiker/biker trail was being constructed. Governor Breeden suggested that Youth Sailing inquire about availability there. The Swim Club is discussing the possibility of using their parking lot for storage in the off season as a fundraiser. Several concerns were raised and it was recommended that more research be done by the Swim Club.

NEW BUSINESS

Town Manager Tewey informed the board of a certified letter received regarding removal of a finger pier and replacement of boat life poles at a home on Hillendale Dr. It was discovered the homeowner had not been sent land use letters that are mailed to all properties adjoining CSCIA property every 3 years. Other properties in the area were not receiving the letters as well. The attorney was asked to research if they should be receiving it. Some homes on Forest Terrace were granted riparian rights in 2013. Documents from 1952 should be reviewed to see what was recorded when that area was annexed. If determined that CSCIA owns the riparian rights for the home referred to in the certified letter, CSCIA approval is required before Maryland Department of the Environment (MDE) will issue permits.

Governor Breeden addressed his July 2 proposal to allow CSCIA to create a strategic land acquisition fund 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. He noted the wooded lot across Hilltop Dr from Rita's, where the new owners are looking to develop. He would like someone to step up to lead research into the possibility of land trusts, etc. There would need to be planning that could take years and would need approval by the membership. The board needs to discuss it in greater detail and investigate the legal issues involved. Much more information is needed before presenting to the membership or involving an attorney. Increasing the SCBD fees to fund the endeavor would have to be done through the county. President Harris encouraged the board to pursue the idea, but also to think about how to improve lots already owned. It would have to be determined if, as a non-stock corporation and SCBD, such a fund can be legal. Mr. Tewey recommended the process start by determining goals and purposes, finding other communities that have done this, and learning what they did to accomplish it.

COMMENTS

Piers Administrator Cox reported he is making moves among slip renters, but some entered into contracts with other marinas and are unable to accept slips and some in mud slips did not accept offers because they are waiting for specific openings. Because of slip sizes and water depth, not all slips can accommodate all boats. He is performing more checks to see if boats are being used per contract rules.

Mr. Cox also thanked Rob Hamilton and Bob Stillwell for their help while the Cape mower is being serviced. Mr. Hamilton mowed at Lake Claire and Mr. Stillwell allowed the maintenance crew to use his mower for the main beach. The mower is expected to be fixed by the end of the week. Other properties are being push-mowed as time allows.

Stacey Wildberger of Cape Conservation Corps (CCC) said Weed Warriors continues at Serene Ravine at 8am and Little Magothy and from 5-7pm every Wednesday. Runoff from Lake Claire Dr during recent storms has shifted mulch and overwhelmed the rain garden. Some repairs are needed. The Eagle Scout project is still in the permitting process. A workday is planned for September 12 at the Swim Club path. Volunteers can park at the club and debris will be stacked nearby for Matt's Hauling to remove per Mr. Harris (Swim Club representative). There will be a Broadneck Grill fundraiser on September 16, the plant sale/delivery of free trees September 26. She asked about personal boat and RV storage. If properly tagged, and registered to that address, multiple boats can be stored on private property. They cannot be stored on other properties unless zoned for it.

Becky Benner reported the Goshen Farm class on August 22 is Invasives: Outlawed Plants and What to Do About Them by Stacy Wildberger. The next concert nights are August 21 and September 11, 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 is August 29, catered with light fare by Gaul's Market and wine supplied by Bella's Liquors. Tickets are now \$35/person in advance or \$45/person at the door. There will be a silent auction with several themed

baskets, items made from farm products, and more. The Open House is September 19, with a large line up of people, organizations, businesses, a petting zoo, and food trucks participating. Another class will be offered on September 20.

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 8:45 pm. The closed session began at 8:52 pm and ended at 9:40 pm. The August 10, 2026 CSCIA Board of Governors meeting was adjourned at 9:40 pm.

Event calendar:

Wednesday mornings/evenings all summer: Wednesday Weed Warriors

1st Sundays: Acoustic Cape Vibes jams at Lake Claire

August 21: Goshen Farm concert

August 29: Wine Down on the Farm at Goshen Farm

September 11: Goshen Farm concert

September 12: Swim Club path workday

September 16: Broadneck Grill fundraiser

September 19: Goshen Farm Open House

September 20: Goshen Farm class

September 22: Invasive plant class at Goshen Farm

September 26: CCC Native Plant sale