

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: April 9, 2024 **Time:** 7:30 p.m.

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), Richard Burch (At-Large). Absent: Ryan Doss (Vice President), Rick Brinkley (Treasurer).

Residents: 0

AGENDA TOPICS

■ Agenda topic *Call to Order, Roll Call* | **Presenter** Mark Petrakis

The meeting was called to order by President Petrakis at 8 p.m.

■ Agenda topic *Approval of Agenda* | **Presenter** Mark Petrakis /Monty Wood

The Board unanimously approved the agenda for tonight's meeting.

■ Agenda topic *Corrections /Approval of Previous Meeting Minutes* | **Presenter** Monty Wood

The March 2024 meeting minutes were approved. Meeting minutes are posted on the Chesapeake Village HOA site at: <https://www.chesapeakevillage.org/hoa-announcements.html>.

Action Items	Person responsible	Deadline
Create agenda for next meeting, keep minutes of previous meeting	Monty Wood	Continuous
Post agenda and minutes from the previous meeting.	Mark Petrakis	Continuous

■ Agenda topic *Recurrent Business* | **Presenter** Mark Petrakis

Landownership Issues

The Board is trying to obtain clear ownership of Open Space C and Residue C & D on the neighborhood map. Residue C & D and Open Space C are still in question, as well as Dark Star Lane and the Future Right of Way (near the circle). Residue B is now in Chesapeake Village's name. We are still trying to obtain a quick claim deed from Quality Built Homes and Over Water LLC.

Matt Dyer, Esq., is the new attorney on this case, and he is expected to make some progress. He has been paid a \$2,000 retainer fee.

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Common Areas

The landscaping contractor, Green Roots, should be starting its seasonal soon.

Complaints

A resident in North Calvert Woods complained that kids from Chesapeake Village are “ding dong ditching” in that neighborhood. There is not much the HOA Board can do about that. The homeowner should call the police.

Additional complaints about an RV parked in a Lawrin Court driveway for nearly six months. The homeowners know that RVs are not allowed to be stored in the neighborhood, yet they refuse to move the vehicle. They have received multiple letters about it.

There was a complaint about trash cans stored in front of a house on Lawrin Court. Inspections are coming up, and this could be a cited infraction.

Committees

Community Improvement Committee: We are still waiting on Part 2 of the drawings from the land space architect (Anik Jhaveri, KOr.10).

Social Committee: The Social Committee chair position remains vacant. The Board would like to fill this position as soon as possible. As a result, we had to cancel the Easter egg hunt. We would still like to have an Independence Day parade, a cornhole tournament, and a block party.

Welcome Committee: No new homeowners.

HOA Covenants Review Committee: If Open Space C becomes Chesapeake Village property, we will need to update the covenants with that information. If that happens, it would be an ideal time to update other parts of the covenants.

Luminaries Committee: The next event is scheduled for December 14, 2024. We need to identify a new coordinator.

Architecture Review Committee

The following projects were approved:

- i. 7242 Chesapeake Village Blvd (roof replacement darker color)
- ii. 3093 Lawrin Court (yard sale sign)
- iii. 3366 Cannoncade Court (deck, fence, tree removal, driveway extension)

The following projects were pending:

- i. 3032 Lawrin Court (fence)

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The HOA Board recognizes there should be an Architecture Review Committee consisting of members who are not on the HOA Board. Right now, the HOA Board members are doubling as the Architecture Review Committee. There should be an effort to solicit homeowners to serve as committee members.

Approvals for projects should also include a note that homeowners are responsible for any permits that may need to be obtained from the Town of Chesapeake Beach or Calvert County or the State of Maryland.

Note: The HOA Board will not approve fences, decks, exterior improvements, etc., if the homeowner is “not in good standing,” meaning the homeowner has an outstanding inspection violation or has a delinquent account. Also, homeowners will not receive the \$100 annual dues discount if the homeowner is “not in good standing.”

Review of Action Items

Action Items	Person responsible	Deadline
Obtain clear ownership of traffic circle right-of-way	Board	Ongoing
Find out who really owns Dark Star Lane and other areas	Board	Ongoing
Correct county records to remove Over Water LLC from property records	Board	Ongoing
Ask Green Roots to send confirmation that work has been done	Mark Petrakis	Ongoing
Determine recipients for the welcome packages	Mark Petrakis	Continuous
Oversee neighborhood committees	Mark Petrakis	Continuous
Draft individual letters to homeowners with serious ARC violations	Mark Petrakis and Richard Burch	Continuous
Check to see if homeowners have inspection violations before ARC approvals	Mark Petrakis	Continuous
Schedule the next Community Improvement Committee meeting	Justin Matz	Continuous
Seek ARC committee members	Board	Ongoing

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Agenda topic *President's Report* | Presenter *Mark Petrakis*

1. We will now have two annual house and grounds inspections – the week of April 29 and the week of June 17. Reinspections will be in September. Marlowe & Associates will conduct the inspections.
2. Town of Chesapeake Beach
 - a. [Water Meter Upgrades Throughout Town \(Feb. 15\)](#)
 - b. [Twin Beaches Opioid Abuse Awareness Coalition/Bayside Baptist Provide Addiction and Mental Health Outreach](#) (March 17)
 - c. [Rain Will Not Stop the Easter Bunny](#) (March 23)
 - d. [Potholes on Mears Ave to be Repaired by April 9](#) (April 8)
 - e. [B Street Will Be Shut Down for Reports on April 9](#) (April 8)

Action Items	Person responsible	Deadline
Maintain resale packages	Mark Petrakis	Continuous
Post Chesapeake Beach town updates on the HOA's Facebook page and HOA website	Mark Petrakis	Continuous

Agenda topic *Treasurer's Report* | *Rick Brinkley*

No report this month.

Action Items	Person responsible	Deadline
Update the database containing the list of residence and their owners after each sale	Board	Continuous
Check to see if homeowners are paid up before ARC approvals	Rick Brinkley	Continuous
Deposit dues, keep track of who has paid or not	Rick Brinkley	Continuous

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■ **Agenda topic** *Around the Board* | **Presenter** *Around the Board*

The Board decided to table the idea of a group photo for the 63rd consecutive month.

Action Items	Person responsible	Deadline
Take group photo for website	Board	Continuous

■ **Agenda topic** *Community Comments* | **Presenter** *Open Forum*

None.

■ **Agenda topic** *Calendar* | **Presenter** *Mark Petrakis*

Next HOA meeting: May 14, 2024, 7:30 p.m. virtual meeting:
<https://zoom.us/join/88509759992?occurrence=1681255800000>
Meeting ID: 885 0975 9992

■ **Agenda topic** *Adjourn* | **Presenter** *Mark Petrakis*

The meeting was adjourned at 7:54 p.m.