

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: August 13, 2024 **Time:** 7:30 p.m.

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), Richard Burch (At-Large), Rick Brinkley (Treasurer). Vice President position is open.

Residents: 1

AGENDA TOPICS

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

The meeting was called to order by President Petrakis at 7:31 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 July 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. He has sent deeds to Over Water LLC. No other updates.

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Common Areas

Richard Burch and Mark Petrakis met with Councilman Greg Morris and Town Administrator Holly Wahl on July 11. They agreed to help with landownership issues anyway they can. They would also like to help create a place in the neighborhood for children to play. This is in reaction to residents upset about kids playing wiffle ball on the street on Donerail Court.

Complaints

There was an inquiry about political signs in the neighborhood. The posting of all signs must receive HOA approval, however, state law says HOAs can't restrict political signs 30 days before an election and 7 days after.

We have received an email about vines near Donau and Meridian courts. Also an email about leaning trees on Hill Gail Drive property.

There have been numerous complaints about an RV stored on a Lawrin Court driveway since November. The RV has now been moved.

There was a complaint about grass not being mowed on the corner of Cannoncade Court and Cavalcade Drive. There has been an attempt to reach the homeowner.

Committees

Community Improvement Committee: Part 2 of the drawings from the land space architect (Anik Jhaveri, KOr.10) are on hold because of the landownership issues.

Social Committee: The Social Committee chair position remains vacant. The Board would like to fill this position as soon as possible. The planned date for the annual homeowners meeting is October 5.

Welcome Committee: No new residents.

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. Amy Everett and Denise Moon are the new coordinators.

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Architecture Review Committee

The following projects were approved:

- i. 3025 Lawrin Court (fence)
- ii. 3110 Lawrin Court (porch)

Note: Approvals for projects should 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

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

1. The second round of house and grounds inspections were completed. Reinspections will be in September. Marlowe & Associates conducted the inspections and will conduct the reinspections.
2. Town of Chesapeake Beach
 - a. [Notice: Public Works Infrastructure Improvements in Richfield Station](#) (July 15)
 - b. [Water Services Restored in Richfield Station](#) (July 17)
 - c. [Visit Traders to Support the Chesapeake Beach Oyster Cultivation Society](#) (July 18)
 - d. [Town Council Adopts Campaign Financing Regulations](#) (July 19)
 - e. [Public Works Infrastructure Improvements on Harrison Blvd](#) (July 22)
 - f. [State Highway Administration Work on Routes 260/261](#) (July 29)
 - g. [Chesapeake Beach Oyster Cultivation Society Needs Volunteers](#) (July 31)
 - h. [Help Us Keep Town Roads Safe by Trimming Trees](#) (July 31)
 - i. [Swim Advisory Lifted at Bayfront Park](#) (August 7)
 - j. [Celebrating National Oyster Week with Bobby Abner](#) (August 5)
 - k. [Public Works Planned Infrastructure Improvements on Greenspring Court](#) (August 5)
 - l. [Town Contributes \\$50,000 to North Beach Volunteer Fire Department](#) (August 5)
 - m. [Join Us for National Night Out on Kellam's Field](#) (August 6)
 - n. [Help Track Flooding in Town; Download MyCoast App](#) (August 8)
 - o. [2024 Certificates of Candidacy for Town Elections](#) (August 8)
 - p. [Sandbags Available for Town Residents](#) (August 8)
 - q. [Weather Changes Schedule in Richfield Station Infrastructure Improvements](#) (August 8)
 - r. [State Highway Administration Prepares Ahead of Tropical Storm Debby](#) (August 8)
 - s. [Avoid Bayfront Park Until After Cleanup](#) (August 9)
 - t. [Bayfront Park Clean Up Efforts](#) (August 12)

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*

205 out of 218 homeowners have paid their 2024 assessments (94 percent) so far. Two homeowners still have not paid from 2023. Eight owe late fees for this year.

There is \$40,247 in the checking account, and \$257,822 in the money market account.

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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

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

The Board decided to table the idea of a group photo for the 67th 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: September 10, 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 8:34 p.m.