

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

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

Location: Videoconference

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

Residents: 0

AGENDA TOPICS

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

The meeting was called to order by President Petrakis at 7:34 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 January 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

Grass damage near 3164 Lawrin Ct by a car, and grass damage by a school bus on Chesapeake Village Blvd near the entrance. An email will be sent to Calvert County Schools to ask the bus contractor to keep his bus off the grass.

Complaints

There is a complaint about a camper parked in a Lawrin Court driveway since November.

There is a complaint about trees encroaching the backyard of 7484 Cavalcade Drive.

There is a complaint about dog excrement on and near sidewalks (and often within sight of waste receptacles).

Committees

Community Improvement Committee: We are still waiting on Part 2 of the drawings from the landscape 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. Possible activities in 2024 include an Easter egg hunt, a Independence Day parade, a cornhole tournament, and a block party.

Welcome Committee: No new homeowners over the past month.

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. We will ask Amy Everett if she would like to assume this roll.

Architecture Review Committee

The following projects were approved:

- i. No new requests

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.

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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	Ryan Doss	Continuous
Create a newsletter to distribute to residents	Monty Wood	2024
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 – one in April and one in June. Reinspections will be in September. Marlowe & Associates will conduct the inspections.
2. Town of Chesapeake Beach
 - a. Incoming Inclement Weather (January 9)
<https://www.chesapeakebeachmd.gov/home/news/notice-inclement-weather>
 - b. Flooding Response and Damage Repairs (January 10)
<https://www.chesapeakebeachmd.gov/home/news/notice-flooding-response-and-damage-repairs>
 - c. Prioritizing Community Policing in the Town of Chesapeake Beach (January 11)
<https://www.chesapeakebeachmd.gov/home/news/prioritizing-community-policing-town-chesapeake-beach>
 - d. In Honor of Martin Luther King Jr. (January 15)
<https://www.chesapeakebeachmd.gov/home/news/honor-martin-luther-king-jr>
 - e. Inclement Weather Notice from Public Works (January 15)
<https://www.chesapeakebeachmd.gov/home/news/inclement-weather-notice-public-works>
 - f. Delayed Opening of Town Hall (January 16)
<https://www.chesapeakebeachmd.gov/home/news/delayed-opening-town-hall-person-walk-ins>
 - g. Icy Conditions Expected (January 16)
<https://www.chesapeakebeachmd.gov/home/news/notice-please-use-caution-icy-conditions-expected-evening>
 - h. Inclement Weather (January 19)
<https://www.chesapeakebeachmd.gov/home/news/notice-inclement-weather>
 - i. Interruption of Recycle Services (January 19)
<https://www.chesapeakebeachmd.gov/home/news/notice-interruption-recycle-services-today>
 - j. Water Main Break (January 21)
<https://www.chesapeakebeachmd.gov/home/news/update-water-main-break>
 - k. Trash and Recycling Notice (January 23)
<https://www.chesapeakebeachmd.gov/home/news/trash-and-recycling-notice>
 - l. Notice of Public Works Repairs (January 25)
<https://www.chesapeakebeachmd.gov/home/news/notice-notice-public-works-repairs>
 - m. Thank You, Windmill Farms Nursery (January 31)
<https://www.chesapeakebeachmd.gov/home/news/thank-you-windmill-farms-nursery>
 - n. Lost and Found Jewelry (February 1)
<https://www.chesapeakebeachmd.gov/home/news/lost-found-jewelry>
 - o. Board of Appeals Hearing (February 8)
<https://www.chesapeakebeachmd.gov/home/news/board-appeals-hearing-evening>

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

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

98 out of 218 homeowners have paid their 2024 assessments (45 percent) so far. Four homeowners still have not paid from 2023.

There is \$33,649 in the checking account, and \$257,784 in the money market account.

For the first time, the HOA Board now has a debit card.

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 61st 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: March 12, 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 8:04 p.m.