

MEETING MINUTES

Chesapeake Village Homeowners' Members Meeting

Date: February 11, 2025 **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: 0

AGENDA TOPICS

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

The meeting was called to order at 7:37 p.m. by President Petrakis.

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

The Board unanimously approved the agenda for the meeting.

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

The Board approved the January 2025 meeting minutes.

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 *New Business* | **Presenter Mark Petrakis**

An HOA management company has contacted us about their services. We will schedule a meeting with the company to discuss it. We don't need a lot, but it would be nice to take some of the administrative burden from us.

■ 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

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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 attorney on this case. He reports that he has had preliminary discussions with Over Water, and he hopes to see some progress soon.

Common Areas

A resident received a request to hunt in the nearby woods. Hunting is not allowed in the Town of Chesapeake Beach.

Complaints

There is a complaint about residents not cleaning up after their dogs. There is a section on Lawrin Court that is especially bad with more than a dozen piles of dog feces near the sidewalk. The Board agreed to send a notice to the homeowner.

Committees

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

Social Committee: We still do not have members or a chair for this committee.

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 13, 2025.

Architecture Review Committee

The following projects have been approved:

- i. No new projects.

The ARC chair is interested in updating the rules and standards to include guidance with requests received.

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."

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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

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

News from the Town of Chesapeake Beach:

- a. [Water Line Fail and Prevention Methods](#) (Jan. 17)
- b. [Possible Inclement Weather](#) (Jan. 19)
- c. [Town Responds to Resident Concerns on Water and Sewer Rates](#) (Jan. 22)
- d. [New Date for Container Delivery or Collection](#) (Jan. 23)
- e. [Water Bill Payment Plan](#) (Jan. 24)
- f. [Exciting Plans for the Future of the Chesapeake Beach Water Park](#) (Jan. 24)
- g. [Recycle Container Updates](#) (Jan. 30)
- h. [A Message of Condolence for Former North Beach Mayor Frazier](#) (Feb. 7)
- i. [Preparing for Upcoming Snowstorm](#) (Feb. 10)
- j. [No Change in Trash Collection Schedule](#) (Feb. 10)
- k. [Town Council Work Session Postponed Two Days](#) (Feb. 10)

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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*

97 out of 218 homeowners have paid their 2025 assessments (45 percent) so far. Eight still owe for last year. There is \$38,195 in the checking account, and \$257,861 in the money market account.

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 73rd 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 11, 2025.

<https://zoom.us/join/88509759992?occurrence=1681255800000>

Meeting ID: 885 0975 9992

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

The meeting was adjourned at 7:51 p.m..