

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: January 8, 2024 **Time: 7:30 p.m.**

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), and Richard Burch (At-Large).

Board members absent: Ryan Doss (Vice President) and 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 7:32 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 November 2023 meeting minutes were approved. Meeting minutes are posted on the Chesapeake Village HOA site at: <https://www.chesapeakevillage.org/hoa-announcements.html>. The December 2023 meeting was canceled because of a lack of a quorum.

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 were working with Haskell & Zimmerman to help with this. We are still trying to obtain a quick claim deed from Quality Built Homes and Over Water LLC.

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We paid Don Zimmerman \$2,000 to work on the case. He retired, and we did not receive anything from him. Matt Dyer, Esq., said he is taking over Zimmerman's cases, however, he wants a \$2,000 retainer fee to do so.

Common Areas

We have a new landscaping contractor, Green Roots Landscaping.

Complaints

There was a complaint about a car parked on the street near 7117 Chesapeake Village Boulevard. The complaint was that the car blocked the sight line of drivers turning from Hill Gail Drive onto Chesapeake Village Boulevard. Parking on the street is not illegal, and the streets belong to the Town of Chesapeake Beach.

There was a complaint of trash blowing down the street from 3085 Lawrin Court. The homeowner was reminded that all trash must be in bags in trash cans with lids.

There were complaints about a shed placed at 3086 Lawrin Court in an unapproved location. The homeowners have been notified.

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.

Architecture Review Committee

The following projects were approved:

- i. 3170 Lawrin Court (temporary RV storage)
- ii. 3098 Lawrin Court (tree removal)
- iii. 7611 Donerail Court (backyard deck)

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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	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. Town of Chesapeake Beach
 - a. Town Calendar Voting Closes Nov. 17 (Nov. 14)
<https://www.chesapeakebeachmd.gov/home/news/tell-us-your-favorites>
 - b. Failure at the Mears Avenue Wet Well (Nov. 15)
<https://www.chesapeakebeachmd.gov/home/news/notice-failure-mears-ave-wet-well>
 - c. National Recycling Day (Nov. 15)
<https://www.chesapeakebeachmd.gov/home/news/national-recycling-day>
 - d. Dennis Burger Obtains Class T2 Water System Operators Licensure (Nov. 20)
<https://www.chesapeakebeachmd.gov/home/news/reason-be-thankful>
 - e. Light Up the Town & Christmas Market (Nov. 21)
<https://www.chesapeakebeachmd.gov/home/news/light-town-christmas-market>
 - f. Public Works Improvements at Richfield Station (Nov. 22)
<https://www.chesapeakebeachmd.gov/home/news/notice-public-works-improvements-and-associated-impacts>
 - g. George W. Owings III Celebration of Life (Nov. 27)
<https://www.chesapeakebeachmd.gov/home/news/george-w-owings-iii-celebration-life>
 - h. One Bright Town (Nov. 28)
<https://www.chesapeakebeachmd.gov/home/news/one-bright-town>
 - i. Town Affected by Large Power Outage (Dec. 7)
<https://www.chesapeakebeachmd.gov/home/news/large-power-outage>
 - j. Time to Vote on the Brightest Beacon on the Bay! (Dec. 8)
<https://www.chesapeakebeachmd.gov/home/news/it-time-vote-brightest-beacon-bay>
 - k. Holiday Lights and Cheer with Buddy and Ellie Elf (Dec. 11)
<https://www.chesapeakebeachmd.gov/home/news/holiday-lights-and-cheer>
 - l. Holiday Cheer in Chesapeake Beach (Dec. 19)
<https://www.chesapeakebeachmd.gov/home/news/holiday-cheer-town-chesapeake-beach>
 - m. Brightest Beacon on the Bay Awards (Dec. 21)
<https://www.chesapeakebeachmd.gov/home/news/barbara-jo-finch-brightest-beacon-bay-awards-0>

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*

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

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

The Board decided to table the idea of a group photo for the 60th 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: February 13, 2024, 7:30 p.m. virtual meeting:
[https://zoom.us/meeting/88509759992?occurrence=1681255800000](https://zoom.us/join/88509759992?occurrence=1681255800000)
Meeting ID: 885 0975 9992

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

The meeting was adjourned at 8:02 p.m.