

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

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

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), Richard Burch (At-Large). Vice President position is open. Absent: Rick Brinkley (Treasurer).
Residents: 1

AGENDA TOPICS

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

The meeting was called to order by President Petrakis at 7:30 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 June 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.

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Common Areas

The Town Administrator, Holly Wahl, sent an email about creating a place in the neighborhood for children to play. The email was in reaction to residents upset about kids playing wiffle ball on the street on Donerail Court. A meeting is scheduled for July 11.

Complaints

There was a complaint about an unleashed cat roaming the neighborhood. We are not sure who owns the cat. It is most often spotted near Cavalcade Drive.

There was a complaint about a boat and trailer parked on Middle Ground Court. The boat was removed before contact with the homeowner on Cavalcade Drive.

There was a complaint about a truck parking in the sidewalk right-a-way on Hill Gail Drive. After several attempts to talk to the homeowner in person failed, an email will be sent to the homeowner.

There was a complaint about grass not being mowed near the corner of Cannoncade Court and Cavalcade Drive. We will try to contact the homeowner there about it.

Committees

Community Improvement Committee: Part 2 of the drawings from the land space architect (Anik Jhaveri, KOr.10) are on hold because of the land ownership 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: New residents include 3309 Cannoncade Court (Williams) and 3232 Cannoncade Court (Mohr).

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

Andrew Shelly of 3093 Lawrin Court has agreed to head up the Architectural Review Committee. He has a masters degree in urban and regional planning. Andrew welcomes other homeowners to join him on the committee.

The following projects were approved:

- i. 3176 Lawrin Court (fence)

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. Violation notices will be sent out. Reinspections will be in September. Marlowe & Associates conducted the inspections and will conduct the reinspections.
2. Town of Chesapeake Beach
 - a. [Public Works Notice: Impacts to Parking Along Gordon Stinnett](#) (June 10)
 - b. [Mayor Mahoney Announces He Will Not Seek Re-election in 2024](#) (June 12)
 - c. [Water Main/Saddle Inspection in Richfield Station](#) (June 18)
 - d. [Educational Outreach, Summer Nights, and Community Gathering](#) (June 21)
 - e. [Expanded Recreational Offerings - Tumbling Tuesdays in July](#) (June 28)
 - f. [Postponed: Town of Chesapeake Beach Independence Day Celebration](#) (July 2)
 - g. [Notice: Tree Trimming on Tartan Lane and Kilt Court](#) (July 1)
 - h. [Notice: Flushing Schedule](#) (July 3)
 - i. [Happy Birthday America! Photo by Dave Hill](#) (July 4)
 - j. [Fireworks Show Postponed to July 7](#) (July 6)
 - k. [Public Safety Announcement: Excessive Heat Notice](#) (July 6)
 - l. [Update: Barges are Moving into Position for Fireworks Display at Dusk](#) (July 7)
 - m. [Thank You for Making Independence Day a Success](#) (July 8)
 - n. [Mayor Mahoney Inducted into Maryland Municipal League Hall of Fame](#) (July 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.

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 66th 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: August 12, 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 8:14 p.m.