

# MEETING MINUTES

## Chesapeake Village Homeowners' Association Meeting

**Date:** June 11, 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:** 0

### 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 May 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 met with the county and is making progress. He said next order of business is to locate a utility hatch near the traffic circle that would contain important information about the property.

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## Common Areas

Storm water drainage in Open Space E will need replacing in 50 years. It will be the HOA's responsibility.

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. The Board needs to reply about possibly meeting with her to discuss the situation.

## Complaints

There was a complaint about tall grass in a yard on Chesapeake Village Blvd. The homeowner was notified, and the grass was promptly mowed.

There was a complaint about parking on the sidewalk on Cannoncade Court. An email was sent to the homeowner.

There was a complaint about parking in the driveway on Hill Gail Drive in such a manner that it blocks the sidewalk right-of-way. An email was sent to the homeowner.

There was a complaint about the grassy area between Donau and Meridian courts hasn't been mowed. The contractor has been notified.

## Committees

Community Improvement Committee: We are still waiting on Part 2 of the drawings from the land space 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. As a result, we had to cancel the Independence Day parade. We would still like to have a cornhole tournament and a block party.

Welcome Committee: New residents include 3093 Lawrin Court (Shelly), 3688 Middle Ground Court (Jones), 7238 Chesapeake Village Boulevard (Sena).

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. 3002 Lawrin Court (pool and fence)
- ii.

The following projects were pending:

- i. 3176 Lawrin Court (fence) (more information needed)

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

<b>Action Items</b>	<b>Person responsible</b>	<b>Deadline</b>
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

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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
Respond to Holly Wahl	Mark Petrakis	June

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

1. The next house and grounds inspections are the week of June 17. We would like the inspector to pay particular attention to homes where trash cans are left in front of the house during the week. Reinspections will be in September. Marlowe & Associates will conduct the inspections.
2. Town of Chesapeake Beach
  - a. [George W. Owings III Stars & Stripes Festival](#) (May 24)
  - b. [Memorial Day: Remembering and Honoring the Fallen](#) (May 26)
  - c. [Summer Nights Festival Every Third Friday](#) (June 9)

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*

202 out of 218 homeowners have paid their 2024 assessments (93 percent) so far. Three homeowners still have not paid from 2023. Nine owe late fees.

There is \$46,893 in the checking account, and \$257,809 in the money market account.

We now have a credit card for recurring expenses.

Action Items	Person responsible	Deadline
Update the database containing the list of residence and their owners after each sale	Board	Continuous

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Check to see if homeowners are paid up before ARC approvals	Rick Brinkley	Continuous
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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*

A homeowner on Lawrin Court expressed interest in joining the HOA Board.

The Board decided to table the idea of a group photo for the 65th consecutive month.

<b>Action Items</b>	<b>Person responsible</b>	<b>Deadline</b>
Take group photo for website	Board	Continuous

## ■ **Agenda topic** *Community Comments* | **Presenter** *Open Forum*

None.

## ■ **Agenda topic** *Calendar* | **Presenter** *Mark Petrakis*

Next HOA meeting: July 9, 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 8:05 p.m.