

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: March 12, 2024 **Time:** 7:30 p.m.

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), Rick Brinkley (Treasurer), and Richard Burch (At-Large). Absent: Ryan Doss (Vice President).
Residents: 0

AGENDA TOPICS

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

The meeting was called to order by President Petrakis at 8 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 February 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.

MEETING MINUTES

Common Areas

The landscaping contractor, Green Roots, will start its seasonal mowing April 1.

An email was sent to Calvert County schools about grass damage by buses on Chesapeake Village Blvd near the entrance. An administrator responded by saying he was forwarding the email to the appropriate bus contractor.

Complaints

A sinkhole was discovered near 3671 Middle Ground Court. The Town will address this.

There has been a complaint about kids playing wiffle ball on Donerail Court. The court is Town property, and the Town suggested the kids play at Kellams Field. That field is a couple of miles away.

An RV has been parked in a Lawrin Court driveway for several months. The homeowners know that RVs are not allowed to be stored in the neighborhood, yet they refuse to move the vehicle.

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 Easter egg hunt. We would still like to have an Independence Day parade, a cornhole tournament, and a block party.

Welcome Committee: New homeowners at 6825 Meridian Court (Moore).

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 role.

Architecture Review Committee

A violation letter was sent to a homeowner on Lawrin Court for placing a shed and fence in an unapproved location. The homeowner also failed to file an appeal within the 30-day period specified in the HOA covenants.

The following projects were approved:

- i. 6825 Meridian Court (backyard fence)
- ii. 3424 Hill Gail Drive (tree removal)

MEETING MINUTES

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

MEETING MINUTES

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

1. We will now have two annual house and grounds inspections – the week of April 29 and the week of June 17. Reinspections will be in September. Marlowe & Associates will conduct the inspections.
2. Town of Chesapeake Beach
 - a. [Water Meter Upgrades Throughout Town \(Feb. 15\)](#)
 - b. [State of the Town Report \(Feb. 16\)](#)
 - c. [Winter Advisory: Remove Vehicles from Town Roads \(Feb. 16\)](#)
 - d. [“All About Ospreys” Talk by Senior Park Naturalist Greg Kearns \(Feb. 24\)](#)
 - e. [Beach Elementary School Students Ponder the Possibilities as Mayor \(Feb. 20\)](#)
 - f. [Improvements in Richfield Station \(Feb. 20\)](#)
 - g. [Town Library Closing March 18, North Beach Location Opens April 16 \(Feb. 21\)](#)
 - h. [Tree Removal/Lane Closure on Route 261 \(Feb. 21\)](#)
 - i. [Name Your New Walking Paths \(Feb. 22\)](#)
 - j. [Yard Signs on Town Property Prohibited \(Feb. 26\)](#)
 - k. [Historical Assistance Requested to Celebrate 100 Years of NBVFD \(Feb, 28\)](#)
 - l. [Hydrant Flushing Schedule \(Feb. 28\)](#)
 - m. [Proactive Saddle Replacements in Bayview Hills \(Feb. 28\)](#)
 - n. [Coastal Resilience Planning \(Feb. 29\)](#)
 - o. [Energy Efficiency Lighting Upgrades at Kellams Field \(Feb. 29\)](#)
 - p. [Town of Chesapeake Beach Mourns the Loss of Charles “Chuck” Ruttkay \(March 6\)](#)

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*

147 out of 218 homeowners have paid their 2024 assessments (68 percent) so far. Four homeowners still have not paid from 2023.

There is \$40,567 in the checking account, and \$257,790 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

MEETING MINUTES

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*

The Board would like to have dinner at a nearby restaurant to thank Ryan Doss for his years of service as a Board member. This is tentatively scheduled for April 4 at Mexico Restaurant.

The Board decided to table the idea of a group photo for the 62nd 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: April 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 8:36 p.m.