

# MEETING MINUTES

## Chesapeake Village Homeowners' Association Meeting

**Date:** May 14, 2024      **Time:** 7:30 p.m.

**Location:** Videoconference

**Board members:** Mark Petrakis (President), Monty Wood (Secretary), Richard Burch (At-Large). Absent: Ryan Doss (Vice President), 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 7:38 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 April 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. The Board has scheduled a meeting with him this month.

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## Common Areas

The landscaping contractor, Green Roots, has started its seasonal mowing schedule.

There was a report of a snake just off Chesapeake Village Boulevard. We do not see this as a problem to the neighborhood.

The Town Administrator, Holly Wahl, sent an email about creating a park in Chesapeake Village. 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 poor drainage on Cavalcade Drive. The homeowner was referred to the Town.

There was a complaint about a yard on Lawrin Court (west) that has not been mowed this year. An email was sent to the homeowner, and the the yard was promptly mowed. However, the plant/flower beds are still overgrown with weeds.

Additional complaints about an RV parked in a Lawrin Court driveway for more than six months. The homeowners know that RVs are not allowed to be stored in the neighborhood, yet they refuse to move the vehicle. They have received multiple letters about it.

There were multiple thefts from unlocked vehicles in the neighborhood. Police were alerted. Residents are reminded to lock their vehicles to discourage this behavior.

## 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: No new homeowners.

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. 3032 Lawrin Court (fence)

The following projects were pending:

- i. A homeowner asked if there are restrictions on adding a tiny home on the property. The Board asked for additional information.

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. Reinspections will be in September. Marlowe & Associates will conduct the inspections.
2. Town of Chesapeake Beach
  - a. [It is George W. Owings III Day](#) (April 11)
  - b. [Notice of Water Main Repairs](#) (April 16)
  - c. [Happy Birthday to First Lady Judy Mahoney](#) (April 18)
  - d. [A Tree in Memory of Chuck Ruttkay](#) (April 23)
  - e. [Calvert Library Twin Beaches Ribbon-Cutting and Donor Event Successes](#) (April 23)
  - f. [Notice to Parties of Record on Case 2023-03 Rod & Reel / Donovan Estates](#) (April 24)
  - g. [George W. Owings III Stars & Stripes Festival](#) (April 25)
  - h. [Fallen Heroes Day](#) (May 3)
  - i. [Notice of Maryland Route 261 Crash Impacts](#) (May 3)
  - j. [Recreational Offerings; Update on Water Park](#) (May 3)
  - k. [Detectives Investigating Multiple Thefts from Vehicles](#) (May 6)
  - l. [Town Health Fair in Partnership with the Calvert County Health Dept](#) (May 7)
  - m. [Notice: Proactive Infrastructure Improvements](#) (May 10)

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*

192 out of 218 homeowners have paid their 2024 assessments (88 percent) so far. Three homeowners still have not paid from 2023.

There is \$55,221 in the checking account, and \$257,803 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*

Ryan Doss (Vice President) has moved out of the neighborhood, thus creating an opening on the HOA Board of Directors.

Secretary Wood brought up the idea again of putting up a camera to try to catch robbers and vandals who enter the neighborhood. The idea was deemed not practical.

A homeowner on Chesapeake Village Blvd expressed a desire to join the HOA Board. An email was sent to set up a conversation, but there has been no further response.

The Board decided to table the idea of a group photo for the 64th 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: June 11, 2024, 7:30 p.m. virtual meeting:  
<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 8:46 p.m.