

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: September 12, 2023 **Time:** 7:30 p.m.

Location: Videoconference

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

Residents: 0

AGENDA TOPICS

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

The meeting was called to order by President Petrakis.

■ 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 August 2023 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 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.

We learned that Don Zimmerman has retired, and the law firm is assuming this case.

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Common Areas

There is overgrown brush over the guardrail near the village entrance. We will talk to the landscaping contractor about cleaning that up. There is a tree down on the Lawrin Court guardrail. Also ask the landscaping contractor about this.

The broken pet waste station on Whirlway Drive is awaiting replacement. It has been paid for.

The landscaping contractor gave a quote to repair the rip rap area near the neighborhood entrance, however, the town may do the work on its own. We need to ask the town about it.

Complaints

There was an anonymous complaint about a trailer being stored in the grass at a house on Cannoncade Court. The trailer has been moved.

Committees

Community Improvement Committee: We are waiting on Part 2 of the drawings from the landscape architect (Anik Jhaveri, KOr.10). Jayson Frum said he would contact Anik.

Social Committee: The Social Committee chair position remains vacant. The Board would like to fill this position as soon as possible. The annual block party is set for October 7.

Welcome Committee: New residents at 7532 Grindstone Court (Lapp).

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 9, 2023. This is the last year that Ryan Doss will coordinate the event.

Architecture Review Committee

The following projects were approved:

- i. None

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.

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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 \$50 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 Greener Visions 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 | 2023 |
| 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 |
| Talk to Jayson Frum about KOr.10 | Mark Petrakis | Sept. 2023 |
| Talk to Town about storm water drainage | Mark Petrakis | Sept. 2023 |

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

1. Community Interest
 - a. Roadwork on Bayside Road (Route 261) at Bayfront Park should finish this week.
2. Annual inspections
 - a. Marlowe & Associates submitted their list of violations. Reinspections are underway.
3. Town of Chesapeake Beach
 - a. Suicide and Mental Health Awareness Walk on September 23 (Aug. 9)
<https://www.chesapeakebeachmd.gov/home/news/one-more-light>
 - b. Beach Elementary Tennis Courts Inaccessible (Aug. 10)
<https://www.chesapeakebeachmd.gov/home/news/beach-elementary-school-bes-tennis-courts>
 - c. Taste the Beaches Sept. 9 at Abner's (Aug. 10)
<https://www.chesapeakebeachmd.gov/home/news/get-ready-taste-beaches>
 - d. Water Main Break Fixed (Aug. 13)
<https://www.chesapeakebeachmd.gov/home/news/notice-water-main-break-fixed-and-service-restored>
 - e. Time to Remember Loved Ones Lost to Opioids (Aug. 23)
<https://www.chesapeakebeachmd.gov/home/news/time-remember-time-act-ioao2023>
 - f. Thank You for Tasting the Beaches (Sept. 10)
<https://www.chesapeakebeachmd.gov/home/news/thank-you-tasting-beaches>
 - g. Storm Drain Improvements in Richfield Station (Sept. 7)
<https://www.chesapeakebeachmd.gov/home/news/storm-drain-improvements-richfield-station>
 - h. Happy Birthday to Chesapeake Beach Mayor Mahoney (Sept. 8)
<https://www.chesapeakebeachmd.gov/home/news/happy-birthday-our-mayor>
 - i. Town Customer Services Operations Specialist Full-Time Position Open (Sept. 11)
<https://www.chesapeakebeachmd.gov/home/news/looking-opportunity-join-town-chesapeake-beach>

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*

212 out of 218 (97%) have paid annual dues so far this year. Letters have been sent to delinquent homeowners.

The checking account balance is \$43,120. The Money Market account balance is \$257,751.

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| 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 58th consecutive month.

| Action Items | Person responsible | Deadline |
|------------------------------|--------------------|------------|
| Take group photo for website | Board | Continuous |

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

There was a request for the HOA to pursue an easement to maintain the fence along the backyards of Lawrin Court homes near the Summer City development. Legal counsel (Pickett Law LLC) advised the HOA to not pursue an easement.

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

Next HOA meeting: September 12, 2023, 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 8:11 p.m.