

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: September 10, 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: 1

AGENDA TOPICS

■ Agenda topic *Call to Order, Roll Call* | **Presenter** Richard Burch

The meeting was called to order by Richard Burch at 7:56 p.m.

■ Agenda topic *Approval of Agenda* | **Presenter** Richard Burch /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 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** Richard Burch

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. He said he was "slammed" last month and will send updates next week.

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Common Areas

The landscaping contract with Green Roots expires December 31. We will need to make a decision on a 1-year or 3-year contract extension. We also need to include a mowing map in the agreement.

Complaints

There was a complaint about grass not being mowed on the corner of Cannoncade Court and Cavalcade Drive. We contacted the homeowner, and the grass is now being mowed.

There have been complaints about cats roaming the neighborhood with reports of them being a nuisance. If we can determine who owns the cats, we can send a letter and quote the HOA covenants that prohibit free-roaming pets. We can also tell the complainers to call Animal Control.

There was a report of a sinkhole developing near 3053 Lawrin Court. The homeowner was told to contact the Town of Chesapeake Beach.

Committees

Community Improvement Committee: Part 2 of the drawings from the land space architect (Anik Jhaveri, KOR.10) are on hold because of the landownership 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. We will have a live band (Hot Ice), a food truck (Heidi's Eats & Sage's Treats), and a bounce house. The food truck is offering a 20% discount on food prices to Chesapeake Village residents.

Welcome Committee: No new residents.

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

No new projects.

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 *Richard Burch*

1. The second round of house and grounds inspections were completed. Reinspections will be in September. Marlowe & Associates conducted the inspections and will conduct the reinspections.
2. Town of Chesapeake Beach
 - a. [Notice: Public Works Infrastructure Improvements in Richfield Station](#) (Aug. 14)
 - b. [August Summer Nights Series on Kellam's Field](#) (Aug. 15)
 - c. [Caring for Trees in High Heat](#) (Aug. 16)
 - d. [Kellam's Field Closed For Bermuda Grass Maintenance](#) (Aug. 17)
 - e. [Road Impacts Today Due to Infrastructure Repairs](#) (Aug. 22)
 - f. [Chesapeake Beach Awards Scholarships](#) (Aug. 20)
 - g. [Richfield Station Water Main Break](#) (Aug. 24)
 - h. [Grandparents Day Bingo, Sweets, & Tea on Sept. 8](#) (Sept. 3)
 - i. [Results of Geotechnical Studies and Plans for a New, Improved Water Park](#) (Sept. 4)
 - j. [Morning Yoga on Kellam's Field](#) (Sept. 6)
 - k. [Updates on Kellam's Field Revitalization Projects](#) (Sept. 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*

205 out of 218 homeowners have paid their 2024 assessments (94 percent) so far. Two homeowners still have not paid from 2023. Eight owe late fees for this year.

There is \$34,354 in the checking account, and \$257,829 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

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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 68th consecutive month.

Action Items

Person responsible **Deadline**

Take group photo for website

Board

Continuous

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

Justin Matz noted the overabundance of vines in the common areas, and they are choking the trees.

■ **Agenda topic** *Calendar* | **Presenter** *Richard Burch*

Next HOA meeting: October 5, 2024, noon in-person on Cannoncade Court

■ **Agenda topic** *Adjourn* | **Presenter** *Richard Burch*

The meeting was adjourned at 8:25 p.m.