

MEETING MINUTES

Chesapeake Village Homeowners' Association Meeting

Date: November 14, 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 at 7:34 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 September 2023 meeting minutes were approved. Meeting minutes are posted on the Chesapeake Village HOA site at: <https://www.chesapeakevillage.org/hoa-announcements.html>. The October 2023 meeting was canceled because of a lack of a quorum.

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 *HOA Board of Directors Election* | **Presenter** Mark Petrakis

There are three open positions on the HOA Board of Directors. There was one nomination – Monty Wood. Wood ran unopposed and was re-elected to another three-year term on the Board. Wood's term will run through 2026.

Richard Burch and Rick Brinkley both agreed to stay on the Board for another year because of the lack of candidates to replace them. Vice President Doss said his job will take him to Alaska next spring, and he will be moving out of the neighborhood. This will create another opening on the Board.

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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.

Haskell & Zimmerman say they are working on the case.

Common Areas

The landscaping contractor, Greener Visions, submitted a three-year contract for snow-and-ice removal. The deal was approved.

There was a report from the Town of Chesapeake Beach that said the Boy Scouts planted trees on Dark Star Lane. We have noticed no new trees along this lane. The Board concluded that the planting must have occurred inside the fenced in area near the water tower.

Greener Vision agreed to replace two dogwood trees down along Bayside Road, trim the trees on the entrance hill, and replace a missing elm tree along Chesapeake Village Boulevard.

The overgrown brush on the guardrail near the entrance has been cleaned up.

A new pet waste can has been installed near Dark Star Lane, replacing the damaged one.

Complaints

There was a complaint about common area overgrowth behind 7214 Chesapeake Village Boulevard. The landscaping contractor has cleaned up this area.

Committees

Community Improvement Committee: We are waiting on Part 2 of the drawings from the land space 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 scheduled for October 7 was canceled because of poor weather.

Welcome Committee: New homeowners at 3366 Cannoncade Court (Williams).

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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. 7616 Donerail Court (deck landing and stairs)
- ii. 3098 Lawrin Court (landscaping)
- iii. 3093 Lawrin Court (landscaping)
- iv. 3447 Hill Gail Drive (hardscape/landscape)
- v. 3039 Lawrin Court (paint shutters/door)
- vi. 3329 Cannoncade Court (storm door)
- vii. 3181 Lawrin Court (backyard fence)

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 \$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

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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	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

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

1. Town of Chesapeake Beach
 - a. Notice of Utility Work on Cannoncade Court (Sept. 13)
<https://www.chesapeakebeachmd.gov/home/news/notice-utility-work-cannoncade-court>
 - b. Brown Water – Water Remains Safe (Sept. 18)
<https://www.chesapeakebeachmd.gov/home/news/notice-brown-water>
 - c. Impacts to Water Services – Fortier Lookout (Sept. 18)
<https://www.chesapeakebeachmd.gov/home/news/notice-impacts-water-services-fortier-lookout>
 - d. Town of Chesapeake Beach Notice of Board of Appeals Meeting (Sept. 19)
<https://www.chesapeakebeachmd.gov/home/news/notice-public-hearing>
 - e. Preparations for Inclement Weather (Sept. 22)
<https://www.chesapeakebeachmd.gov/home/news/updatepreparations-inclement-weather>
 - f. Postponement of Suicide and Mental Health Awareness Walk (Sept. 22)
<https://www.chesapeakebeachmd.gov/home/news/message-becomeone-project-team>
 - g. Notice from BGE Regarding Inclement Weather (Sept. 22)
<https://www.chesapeakebeachmd.gov/home/news/notice-bge>
 - h. Tree Removal SHA Flagging Operation (Sept. 25)
<https://www.chesapeakebeachmd.gov/home/news/notice-sha-flagging-operation>
 - i. Town of Chesapeake Beach Utility Rates (Sept. 28)
<https://www.chesapeakebeachmd.gov/home/news/town-chesapeake-beach-utility-rates>
 - j. Local Organizations Encouraged to Join Family Fun Night on Oct. 28 (Oct. 4)
<https://www.chesapeakebeachmd.gov/home/news/trick-or-treat>

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- k. Reconceptualizing Chesapeake Beach Water Park (Oct. 5)
<https://www.chesapeakebeachmd.gov/home/news/town-council-reviews-opportunities-impact-town-citizens-lives-investing-longstanding>
- l. Paddle and Pathway Pickup Postponed (Oct. 6)
<https://www.chesapeakebeachmd.gov/home/news/paddle-and-pathway-pick-postponed>
- m. Quick Facts on Status of Chesapeake Beach Water Park (Oct. 10)
<https://www.chesapeakebeachmd.gov/home/news/quick-facts-status-chesapeake-beach-water-park>
- n. Marti Gilpin 9 Years of Service to Chesapeake Beach (Oct. 13)
<https://www.chesapeakebeachmd.gov/home/news/congratulations-marti-gilpin>
- o. Town’s Water System Flushing Schedule (Oct. 16)
<https://www.chesapeakebeachmd.gov/home/news/flushing-schedule>
- p. Green Team and Boy Scouts Plant Trees and Shrubs (Oct. 16)
<https://www.chesapeakebeachmd.gov/home/news/making-difference-one-planting-time>
- q. Town Seeks Photos for Calendar (Oct. 16)
<https://www.chesapeakebeachmd.gov/home/news/let-us-see-what-you-see>
- r. Calvert County Career EMS Training at Kellams Field (Oct. 17)
<https://www.chesapeakebeachmd.gov/home/news/calvert-county-career-ems-training-kellams>
- s. Kiley Grogard is New Customer Service Specialist (Oct. 19)
<https://www.chesapeakebeachmd.gov/home/news/welcome-kiley>
- t. State Highway Administration Improves Town Safety and Walkability (Oct. 23)
<https://www.chesapeakebeachmd.gov/home/news/thank-you-state-highway-administration>
- u. Notice of Public Hearing and Board Procedures (Oct. 26)
<https://www.chesapeakebeachmd.gov/home/news/notice-public-hearing-and-board-procedures>
- v. Mayor Promotes Town’s Longstanding Oyster Restoration Program (Oct. 26)
<https://www.chesapeakebeachmd.gov/home/news/world-cbocs-oyster>
- w. No Marijuana Use on Town Property or Businesses (Oct. 30)
<https://www.chesapeakebeachmd.gov/home/news/restrictions-imposed-use-cannabis-town-chesapeake-beach>
- x. Happy Halloween From the Town of Chesapeake Beach (Oct. 31)
<https://www.chesapeakebeachmd.gov/home/news/happy-halloween-town-chesapeake-beach-0>
- y. Vaughn Cheese Donates Expertise to Culinary Students (Nov. 8)
<https://www.chesapeakebeachmd.gov/home/news/twin-beach-business-gives-back>
- z. Light Up the Town and Christmas Market is November 26 (Nov. 8)
<https://www.chesapeakebeachmd.gov/home/news/light-town-and-christmas-market-0>

Action Items

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*

214 out of 218 (98%) have paid annual dues in 2023. Letters have been sent to delinquent homeowners.

The checking account balance is \$29,517. The Money Market account balance is \$257,764.

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 59th 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: December 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 8:08 p.m.