

MEETING MINUTES

Chesapeake Village Homeowners' Members Meeting

Date: December 10, 2024 **Time:** 7:30 p.m.

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), Rick Brinkley (Treasurer). Absent: Richard Burch (At-Large). Vice President position is open.
Residents: 2

AGENDA TOPICS

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

The meeting was called to order by Mark Petrakis at 7:38 p.m.

■ Agenda topic *Approval of Agenda* | **Presenter** Mark Petrakis /Monty Wood

The Board unanimously approved the agenda for the meeting.

■ Agenda topic *Corrections /Approval of Previous Meeting Minutes* | **Presenter** Monty Wood

The Board approved the November 2024 meeting minutes.

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

At this time, no candidates have stepped forward for the open positions on the Board of Directors. Two residents, however, did express an interest before the meeting.

■ 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

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name. We are still trying to obtain a quick claim deed from Quality Built Homes and Over Water LLC. Matt Dyer, Esq., is the attorney on this case.

The land attorney has made no progress.

Common Areas

A tree fell and crushed a porch on Lawrin Court.

Nationwide has sent a notice of a significant insurance premium rate hike. The premium jumped from \$2,665 to \$4,141.

Complaints

There has been a complaint about free-roaming cats in the neighborhood. Emails have been sent to the homeowners.

There was a complaint that election signs have not been removed from private yards. Political campaign signs are allowed 30 days before an election and 7 days afterward.

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: We still do not have members or a chair for this committee.

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 coordinators. It appears we are ready to go.

Architecture Review Committee

The following projects have been approved:

- i. 6807 Meridian Court (driveway)
- ii. 7110 Chesapeake Village Blvd (fence panels)

The ARC chair is interested in updating the rules and standards to include guidance with requests received.

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.

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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

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

News from the Town of Chesapeake Beach:

- a. [North Route Walking Path in the Town of Chesapeake Beach](#) (Nov. 21)
- b. [Wash Water Tower Exterior](#) (Nov. 22)
- c. [Holiday Celebrations in Chesapeake Beach](#) (Nov. 26)
- d. [Preventing Frozen and Bursting Water Pipes](#) (Nov. 27)
- e. [Angel Tree Holiday Program Gifts Delivered](#) (Dec. 4)
- f. [Collection of Town Recycle Containers](#) (Dec. 6)
- g. [Chesapeake Beach Emergency Ordinance Regarding Town Administrator](#) (Dec. 9)

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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*

206 out of 218 homeowners have paid their 2024 assessments (94.5 percent) so far. One homeowner still have not paid from 2023. Eight owe late fees for this year.

There is \$26,695 in the checking account, and \$257,848 in the money market account.

The post office box fee has been paid.

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*

New recycling cans have been distributed by the town. The town will pick up the old ones on December 11.

The Board decided to table the idea of a group photo for the 71st consecutive month.

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

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

None.

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

Next HOA meeting: January 14, 2025.

<https://zoom.us/join/88509759992?occurrence=1681255800000>

Meeting ID: 885 0975 9992

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

The meeting was adjourned at 8:16 p.m.