

# MEETING MINUTES

## Chesapeake Village Homeowners' Members Meeting

**Date:** November 14, 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:** 0

### AGENDA TOPICS

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

The meeting was called to order by Mark Petrakis at 7:31 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 September 2024 and October 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

President Petrakis announced that we did not have the required 25 percent of the association present at the last meeting to make a quorum, therefore an election for the HOA Board would not be valid. By rule, there will be an election at the next meeting, and that election will be binding. At this time, no candidates have stepped forward for the three open positions.

Treasurer Brinkley said that it is inevitable that we'll need to hire a management company if no steps up to serve on the HOA Board.

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**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 attorney on this case.

Land attorney progress: Matt Dyer said on Oct. 29 that he was "busy" and waiting on replies regarding the deeds. His new email is matthew@haskellanddyer.com.

## **Common Areas**

The HOA Board has agreed to a 3-year contract renewal with Green Roots. The contract renewal due date was Dec. 31. The new deal calls for a 3% annual increase instead of a cost-of-living annual increase of 5%-7%. The contract with Green Roots for snow and ice removal goes through April 2026.

Nationwide has sent a notice of a significant insurance premium rate hike. An email was sent to the Nationwide agent on Nov. 11 with a request to discuss this. We may have to shop around for a better deal.

## **Complaints**

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 landscape architect (Anik Jhaveri, KOr.10) are on hold because of the landownership issues.

Social Committee: The Oct. 5 block party went well; however, we are still nowhere near getting a quorum of homeowners to attend the annual party. The Social Committee chair position remains vacant. The Board would like to fill this position as soon as possible.

Welcome Committee: 3129 Lawrin Court (Pelekanos), 3104 Lawrin (Bradley).

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. Supplies are ordered, and the two are reaching out to street captains.

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## Architecture Review Committee

The following projects have been approved:

- i. 7531 Grindstone Court (landscaping)
- ii. 7489 Cavalcade Drive (driveway)

The following project is pending:

- i. 6807 Meridian Court (driveway)

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

<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
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*

The 2024 town elections were held Nov. 5. Bruce Wahl is the new town mayor. The all-new town council includes Laura Blackwelder, Jamey Shuls, Kathleen Berault, Jonathan Evans, Eric Reinhardt, and Anthony Greene.

The town is distributing new recycling cans to residents.

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 \$29,246 in the checking account, and \$257,842 in the money market account.

QuickBooks price increase is now \$700 a year.

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 70th consecutive month.

<b>Action Items</b>	<b>Person responsible</b>	<b>Deadline</b>
Take group photo for website	Board	Continuous

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

None.

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

Next HOA meeting: December 10, 2024.

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

Meeting ID: 885 0975 9992

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

The meeting was adjourned at 8:15 p.m.