

# MEETING MINUTES

## Chesapeake Village Homeowners' Members Meeting

**Date:** October 5, 2024      **Time:** Noon

**Location:** Cannoncade Court Cul-De-Sac

**Board members:** Monty Wood (Secretary), Richard Burch (At-Large), Rick Brinkley (Treasurer). Mark Petrakis (President) was unable to attend. Vice President position is open.

**Residents:** 8

### AGENDA TOPICS

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

The meeting was called to order by Richard Burch at 12:34 p.m.

#### ■ Agenda topic *President's Remarks* | **Presenter** *Richard Burch*

Richard Burch introduced the HOA Board members and talked about the guest speakers, the HOA Board elections, and some of the issues before the Board.

#### ■ Agenda topic *Statements from Town/County Officials*

Outgoing Mayor Pat "Irish" Mahoney spoke about his 28 years of public service, eight of those years as mayor. Mayoral candidate Valerie Beaudin talked about her many years of service on the town council. Town councilman Charlie Fink also addressed the homeowners. Two candidates running for town council were also present: Laura Blackwelder and Anita Hacker.

#### ■ Agenda topic *HOA Board of Directors Election* | **Presenter** *Richard Burch*

Richard Burch announced that we did not have the required 25 percent of the association present 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.

#### ■ Agenda topic *Approval of Agenda* | **Presenter** *Richard Burch /Monty Wood*

The Board unanimously approved the agenda for the meeting.

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

The Board did not vote to approve September 2024 meeting minutes.

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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 attorney on this case.

Current town council members offered their help.

### 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.

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.

### 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.

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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

<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

## **Agenda topic** *President's Report* | **Presenter** *Richard Burch*

No report.

<b>Action Items</b>	<b>Person responsible</b>	<b>Deadline</b>
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*

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 \$40,247 in the checking account, and \$257,822 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

## ■ Agenda topic *Around the Board* | **Presenter** *Around the Board*

The Board decided to table the idea of a group photo for the 69th 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** *Richard Burch*

Next HOA meeting: November 12, 2024.

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

Meeting ID: 885 0975 9992

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

The meeting was adjourned at 1:20 p.m.