

MEETING MINUTES

Chesapeake Village Homeowners' Members Meeting

Date: January 14, 2025 **Time:** 7:30 p.m.

Location: Videoconference

Board members: Mark Petrakis (President), Monty Wood (Secretary), Richard Burch (At-Large). Absent: Rick Brinkley (Treasurer). Vice President position is open.
Residents: 1

AGENDA TOPICS

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

The meeting was called to order by Mark Petrakis.

■ 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 December 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.

■ 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. He reports that he has had preliminary discussions with Over Water, and he hopes to see some progress by the end of January.

Common Areas

Green Roots has submitted a landscaping proposal with maps. The Board acknowledges that the contractor has done a great job in removing snow from the common area sidewalks.

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

Complaints

Camper parked on Middle Ground Court. It is no longer there. Homeowner was packing up for a family trip to Disney World.

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: 7110 Chesapeake Village Boulevard (Brownfield).

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 December 14, 2024, event was deemed a success. Amy Everett and Denise Moon did a great job as coordinators. Hopefully they will coordinate again next year.

Architecture Review Committee

The following projects have been approved:

- i. No new projects.

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

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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

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

Marlowe & Associates has sent a proposal for house inspections. The dates include April 14-18, June 16-20, and September 16-19.

There is a new administrator for the Town of Chesapeake Beach. Her name is Samelia Okpodu-Pyuzza.

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News from the Town of Chesapeake Beach:

- a. [Water Main Break in Bayview Hills](#) (Dec. 11)
- b. [Paving Operation on Harrison Boulevard](#) (Dec. 16)
- c. [Paving Repairs in Richfield Station](#) (Jan. 2)
- d. [Preparation for Snow Event](#) (Jan. 3)
- e. [Town Hall Offices Closed Jan. 6 & Jan. 7](#) (Jan. 6)
- f. [Trash Services Paused Because of Snow](#) (Jan. 7)
- g. [Sidewalks Open, Use Caution](#) (Jan. 7)
- h. [Updated Trash and Recycling Pickup Schedule](#) (Jan. 7)
- i. [Town Hall Open January 8](#) (Jan. 8)
- j. [Evergreen Disposal Two-Day Delay Because of Snow](#) (Jan. 8)
- k. [Law Enforcement Appreciation Day](#) (Jan. 9)

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

No report this month.

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 72nd consecutive month.

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

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

None.

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

Next HOA meeting: February 11, 2025.

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

Meeting ID: 885 0975 9992

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

The meeting was adjourned.