

# MEETING MINUTES

## Chesapeake Village Homeowners' Members Meeting

**Date:** **March 11, 2025**      **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:** 1

### AGENDA TOPICS

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

The meeting was called to order at 7:33 p.m. by President 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 February 2025 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** *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 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. No updates this month.

#### **Common Areas**

Greener Roots, the landscaping contractor, apologized for not making timely stops at the pet waste stations. Some stations were overflowing and were empty of waste bags.

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Greener Roots says that the 2025 mowing schedule will begin in April.

We found an insurance carrier that is \$500 a year cheaper than Nationwide.

## **Complaints**

There is a complaint about residents not cleaning up after their dogs. There was a section on Lawrin Court that was especially bad with more than a dozen piles of dog feces near the sidewalk. It appears the homeowner is cleaning up after the dogs.

## **Committees**

Community Improvement Committee: Part 2 of the drawings from the landscape architect (Anik Jhaveri, KOr.10) are on hold because of landownership issues.

Social Committee: We still do not have members or a chair for this committee. A renter in the neighborhood, Gene Summers, is offering to coordinate several seasonal events – a spring clean-up, a summer cookout, and a fall charity drive. The HOA Board voted in favor of Gene coordinating those events.

Welcome Committee: No new residents. With Corry Deale moving out of the neighborhood, a couple of residents have expressed interest in being chair of the Welcome Committee. We will name a new chair at the next meeting. In the meantime, the Board would like to thank Corry for being a great ambassador for Chesapeake Village!

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 13, 2025.

## **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.

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.”

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## 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*

Property inspections will be conducted by Marlowe & Associates and will take place the week of April 14 and another round in June.

Wellington HOA Explore will reach out to clients and return HOA management proposals. The Board would like to look at proposals to take over some administrative duties.

News from the Town of Chesapeake Beach:

- a. [Evergreen Disposal Updates](#) (Feb. 12)
- b. [Utility Bill Payment Extension](#) (Feb. 12)
- c. [Flushing Schedule](#) (March 4)
- d. [Water Main Break in Bayview Hills](#) (March 4)
- e. [Notice of Inclement Weather](#) (March 5)

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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*

138 out of 218 homeowners have paid their 2025 assessments (63 percent) so far. Eight still owe for last year. There is \$38,454 in the checking account, and \$257,867 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 would like to ask Greener Roots for a proposal for extra landscape cleanup. Some of the common areas can get overgrown quickly.

Jamalia Howard has expressed interest in joining the HOA Board.

The Board decided to table the idea of a group photo for the 74th 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: April 8, 2025.

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

Meeting ID: 885 0975 9992

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

The meeting was adjourned at 8:05 p.m.