

**Chesapeake Station Homeowners Association, Inc.**  
**Annual Meeting Minutes**  
**Saturday, September 10, 2022**  
**Northeast Community Center**  
**4075 Gordon Stinnett Avenue**  
**Chesapeake Beach, MD 20732**

MEMBERS PRESENT:       Bruce Wahl, President  
                                  Paul Doherty, Secretary/Treasurer  
                                  Earl Lewis, Member at Large  
                                  Carol Obrand, Member at Large

MEMBERS ABSENT:       Kim Brams, Vice-President

ALSO PRESENT:           Sherri Kennedy, Sentry Management  
                                  See attached Sign In

**CALL TO ORDER:**

Meeting was called to order by President, Bruce Wahl 10:03 a.m. The meeting was held at the Northeast Community Center in Chesapeake Beach, MD.

**ROLL CALL AND CERTIFICATION OF PROXY:**

It was certified that quorum of 40% was achieved with 51 units represented in person or by proxy.

**PROOF OF MEETING NOTICE:**

The proof of meeting notice was verified and mailed on 8/4/22.

**APPROVAL OF MINUTES:**

*Bryan Cox made a motion to approve the October 29, 2021 Annual meeting minutes as submitted. Debby Cooper seconded the motion and the vote carried unanimously.*

**OFFICERS REPORTS:**

**Treasurer's Report:**

- A financial report was provided to the members present. See attached report. Paul Doherty reviewed the report and the 2022 proposed budget with the members. The floor was open for questions and comments. The Treasurer addressed questions concerning the 2023 proposed budget.
- As of 8/31/22, the Association's income is at 67.1% with expenses at 54.2%. Anticipate ending the year with a surplus of approximately \$13,000.00.
- Treasurer explained that due to new bill, all Maryland community associations are required to fund reserves as recommended by a reserve specialist. The last reserve study was completed in 2020 by Mason and Mason. There will be a one time transfer of \$9,575.00 from operating to reserves to correct previous reserve deviations. Owners informed to contact the Board if interested in receiving a copy of the reserve study.
- Paul Doherty made a motion to approve the 2023 proposed budget, Earl Lewis seconded the motion and the vote carried unanimously.

**COMMITTEE REPORTS:**

- Architectural Committee – Board is seeking of 3 – 5 members to serve on the Architectural Committee. The Board is currently reviewing the architectural applications.

- Social Committee – Currently seeking a Committee Chairperson. Heidi Daniels volunteered to serve as committee chairperson. Octoberfest will be planned for 10/23/22.
- Grounds Committee – The current chairperson has resigned. Bryan Cox has agreed to serve as the Committee Chairperson. The Board would like to see representation from all areas of the community to serve on the committee. The committee will identify needs of the common area.
- Commodore – Currently seeking committee members. This involves tracking of the boat rack rentals for a total of 33 spaces of which 9 are double wide. All but two spaces are rented for 2022. The renewal lease agreements are normally sent out in late December.

#### **UNFINISHED BUSINESS:**

- None

#### **NOMINATIONS FROM THE FLOOR:**

The floor was open for nominations. There were no nominations from the floor.

#### **ELECTION OF DIRECTORS:**

There are five openings for the Board and five candidates on the ballot: Kim Brahms, Paul Doherty, Earl Lewis, Carol OBrand, and Bruce Wahl. If there is no objection, Bruce Wahl would like to adopt a motion to elect the nominees on the ballot. With no objections, based on a vote of acclamation, Kim Brahms, Paul Doherty, Earl Lewis, Carol OBrand, and Bruce Wahl were elected to serve a one year term.

#### **NEW BUSINESS:**

- Complaint received concerning speeding on C street. Keith Pardieck will bring this information to the next Town Council meeting. Members were encouraged to attend the open Town Council meetings held on the 3<sup>rd</sup> Thursday of the month at 7:00 p.m.
- Proposed amended Bylaws were provided to the membership prior to the meeting. Board engaged attorney to recommend Bylaw amendments. Based on a majority vote, the proposed amended Bylaws passed.

#### **OPEN FORUM:**

- Owner reported a street light out on Band Shell. The Board advised that this may be reported to BGE thorough their website.

#### **ADJOURNMENT:**

With no further business to discuss Earl Lewis made a motion to adjourn the meeting, Bryan Cox seconded the motion and the vote carried unanimously. The meeting was adjourned at 11:31 a.m. The next Board of Directors meeting is scheduled for Monday, September 12, 2022, 7:00 p.m.