

# MEETING MINUTES

## Chesapeake Station Homeowners Association, Inc.

Annual/Budget Meeting Minutes

Saturday, September 10, 2023

Northeast Community Center

4075 Gordon Stinnett Avenue, Chesapeake Beach, MD 20732

### Attendees:

Bruce Wahl, President  
Kim Brams, Vice-President  
Carol Obrand, Member at Large  
See Sign In Sheet  
Virtual Attendees: None  
Sherri Kennedy, Sentry Management

### Call to Order:

The Board of Directors Meeting of the Chesapeake Station Homeowners Association, Inc. was called to order at 10:00 a.m. by President Ken Deutsch. The meeting was held at the Northeast Community Center in Chesapeake Beach, MD.

### Roll Call and Certification of Quorum:

It was certified that quorum of 40% was achieved with 49 homeowners represented in person or by proxy.

### Approval of Meeting Agenda:

The agenda was reviewed and no modifications were required. *Kim Brams made a motion to approve the Agenda as submitted, Carol Obrand seconded the motion and the vote carried unanimously.*

### Proof of Meeting Notice:

The proof of meeting notice was verified and mailed on 8/7/23.

### Approval of the Meeting Minutes:

*Debby Cooper motioned to approve the September 10, 2022 Annual meeting minutes as submitted. Christian Cardnuto seconded the motion and the vote carried unanimously.*

### President's Report:

- No report provided.

### Treasurer's Report:

- A financial report was provided to the members present. Bruce Wahl reviewed the report and the 2024 proposed budget with the members. The floor was open for questions and comments. Questions concerning the 2024 proposed budget were addressed.
- As of 7/31/23, the Association's assets are \$290,148.27, liabilities are \$28,935.84, and equity is \$261,212.43. income is at 67.1% with expenses at 54.2%. Anticipate ending the year with a surplus of approximately \$13,000.00.
- Mailbox project completed and the reserve fund is projected to be below the plan target by 22,500.00. The Board is budgeting for a \$15.00/quarter increase in owner assessments for \$190.00/quarter and maintaining the capital maintenance of townhouse parking lots at \$15.00/quarter.
- *Kim Brams made a motion to approve the 2024 proposed budget, Carol Obrand seconded the motion and the vote carried unanimously.*

## Committee Reports

### Architecture Committee

- The Committee has taken action on 15 applications in 2023.
- Carol Obrand will act as the new Committee chairperson.

### Social Committee

- Heidi Daniels reported that the committee has planned three successful events in 2023. The next event is Oktoberfest which is scheduled for October 22, 2023 from 2:00 p.m. – 5:00 p.m.

### Grounds Committee

- In addition to the ongoing regular maintenance, the committee reported the following completed projects: Clean up and plantings at entrances (17<sup>th</sup> and C; Mear and C), Cleanup of walkway and trimming of black pines off Carousel, Cleanup/trimming of area between each and Rod-n-Reel, Repair and replacement where needed of steps and ramp to beach, Removal of diseased shrubbery next to the Overlook parking lot, Planting of low maintenance ground shrubbery to Overlook entrance.
- The current chairperson has resigned. David Temple has agreed to serve as the Committee Chairperson.

### Commodore Committee

- There are currently 5 spaces available to reserve
- In need of volunteer to serve as the Chairperson.

### Unfinished Business:

- None

### Election of Directors:

There are currently 3 candidates on the ballot for a 5 member Board. The floor was open for nominations from the floor. Christian Cardnuto and Doris Spencer were nominated and accepted the nomination. With no further nominations and 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 Brams, Christian Cardnuto, Paul Doherty, Doris Spencer, and Bruce Wahl were elected to serve on the Board of Directors.

### New Business:

- Projects completed in 2023: New mailboxes installed throughout the community and the beach stairs, handrail and ramp were replaced.
- Future projects planned: Community sign project. A committee will be established.

### Open Forum:

- Complaint received that overflow items are being placed outside of the dumpsters located behind CVS.
- Complaint received regarding the brightness of the lights along C street in front of the townhomes. Members informed of the open Town Council meetings held on the 3<sup>rd</sup> Thursday of the month at 7:00 p.m.
- Suggested future projects: Benches on the boardwalk and beach renovation.

### Adjournment:

*There being no further business, Bill Leebel motioned to adjourn the meeting. Charlie Pritchard seconded the motion and the vote carried unanimously.* The meeting was adjourned at 11:03 a.m. The next meeting is Thursday, October 5, 2023 at 7:00 p.m.