

# MEETING MINUTES

## Chesapeake Station Homeowners Association, Inc.

Annual/Budget Meeting Minutes

Saturday, September 14, 2024

Northeast Community Center

4075 Gordon Stinnett Avenue, Chesapeake Beach, MD 20732

### Attendees:

Bruce Wahl, President  
Kim Brams, Vice-President  
Paul Doherty, Treasurer/Secretary  
Christian Cardnuto, Member at Large  
Laura DeLena, Member at Large  
See Sign In Sheet  
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 Bruce Wahl. 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. *Kathleen Scott made a motion to approve the Agenda as submitted, Jane Hauser seconded the motion and the vote carried unanimously.*

### Proof of Meeting Notice:

The proof of meeting notice was verified and mailed on 8/9/24.

### Approval of the Meeting Minutes:

*David Oshea motioned to approve the September 10, 2023 Annual meeting minutes as submitted. Jane Hauser 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. Paul Doherty reviewed the report and the 2025 proposed budget with the members. The floor was open for questions and comments. Questions concerning the 2025 proposed budget were addressed.
- As of 7/31/24, the Association's assets are \$299,836.37, liabilities are \$29,369.08, and equity is \$280,456.19. The 2025 expenses are expected to be 2 – 3% higher. The prior year carry-over surplus is dwindling and the remaining surplus will be insufficient to fund 2025 expenses without raising the assessments.
- *Kim Brams made a motion to approve the 2025 proposed budget, Laura DeLena seconded the motion and the vote carried unanimously.*

## Committee Reports

### Architecture Committee

- Carol Obrand reminded owners to submit an architectural application for any exterior modification. The Committee is very active and makes every effort for a quick turn around. The Committee welcomes any member to join the committee.
- The Board thanked Carol Obrand and the Committee for their hard work.

### Social Committee

- Heidi Daniels reported that the committee has planned two successful events in 2024. The next event is Oktoberfest which is scheduled for October 5, 2024 from 4:00 p.m. – 7:00 p.m.
- The Committee is always looking to borrow grills and tents as this would reduce the expenses of the events.
- The Committee always welcomes members/new energy.
- The Board thanked Heidi Daniels and the Committee for putting together the community events.

### Grounds Committee

- Dave Temple reported that he has and will continue to work with Highlands in maintaining the landscape beds. There are many mature landscaping beds/plants that require ongoing maintenance.
- The Committee worked with Highlands to review/repair a sink hole, spray poison ivy near the canoe rack, and maintaining the beach area as needed.
- The Committee welcomes new members.
- Members were advised to contact management to report any issues.
- The Board thanked Dave Temple his time communicating and coordinating projects with Highlands.

### Commodore Committee

- Debby Cooper reported that there are 35 slots available for rent each year.
- There are currently 12 - 13 spaces available to reserve.
- The fees are \$15/yr. or \$30/yr. Rental information/form may be found on the community website.
- New agreements will be sent in December.
- The Board thanked Debby Cooper for tracking and maintaining this rental information.

### Unfinished Business:

- None

### Election of Directors:

There are currently 6 candidates on the ballot for a 5 member Board. The floor was open for nominations from the floor. There were no nominations from the floor. Candidates introduced themselves. The results of the election: Christian Cardnuto, Laura DeLena, Paul Doherty, Jon Shafner, and Bruce Wahl were elected to serve on the Board of Directors.

### New Business:

- Infrastructure Improvements
  - Beach Stairs – Three options: Maintain as is and see if sand returns, Replace Stairs which were updated last year, or Block off and utilize the ramp.
  - Duncan Frazier worked with a sign company to obtain some loose pricing for several sign options. An information packet was provided to the members. Based on information collected, most members preferred option 1.
- Highlands Landscaping will continue to service the community with no increase.
- Another reminder of the architectural process: Review/refer to Resolution 3 and complete/submit an architectural application for approval prior to making any exterior change.
- Reminder to submit rental lease agreements to the Board and register with the Town of Chesapeake Beach.
- Sign up sheet available for Committees.

### Open Forum:

- Request for updated directory.
- Complaint about speeding on C Street.
- 7782 C Street – Owner reported that common tree has damaged fence/gate. Tree is scheduled to be removed and barrier trees planted. Fence to be reviewed.

### Adjournment:

*There being no further business, Jane Hauser motioned to adjourn the meeting. Bea Paddy seconded the motion and the vote carried unanimously.* The meeting was adjourned at 11:54 a.m. The next meeting is Thursday, October 3, 2024 at 6:00 p.m.