



Chesapeake Station Home Owners Association
PO Box 967
Chesapeake Beach, MD 20732

August 7, 2025

Fellow Homeowner,

This is your official notice of the Chesapeake Station Homeowners Association Annual Owners Meeting and election of Directors for the Board for 2026. The meeting will be held on Saturday, September 13, 2025 from 10:00AM to 12:00PM at the Northeast Community Center, 4075 Gordon Stinnett Ave. The room will be open beginning at 9:30AM for registration.

Enclosed is a meeting agenda, a meeting proxy, a volunteer flyer, and the proposed 2026 budget for your review. Members will be asked for approval of the draft minutes of the 2024 annual meeting. These minutes can be found on our web site at <https://chesapeakestationhoa.org/documents-meetingminutes/>

If you have suggestions for items to be added to the agenda that would be of wide interest to the members, please email them to cshoa@comcast.net or via the contact page on our web site at <https://chesapeakestationhoa.org/contact-us/> or send in writing by mail to CSHOA, PO Box 967, Chesapeake Beach, MD 20732 by September 5, 2025, and we will try to address them during the meeting as time permits.

Only complete the proxy if you cannot be present for the meeting. A quorum of owners is required at the meeting, either by proxy or physical presence, in order for us to conduct business. So, if you cannot attend, **please make sure** to fill out, sign, and return the proxy form. Only one proxy per household is permitted. If you choose to designate another CSHOA member who will be attending the meeting to act as your proxy for voting purposes, then write his or her name in the blank space provided. Once completed, you may give the form to another HOA member to bring to the meeting or mail the form to CSHOA, PO Box 967, Chesapeake Beach, MD 20732. Allow at least one week for the mail to reach us in time. Note that an owner in attendance may not cast more than four (4) proxy votes in addition to their own vote.

In accordance with Section 5-206 of the Corporation and Associations of the Code of Maryland, if the number or persons present in person or by proxy is insufficient to constitute a quorum, another meeting may be called for the same purpose, if by majority vote, lot owners present in person or by proxy call for an additional meeting.

The health and well-being of an HOA relies on the participation of its members and we are continually looking for members to help maintain Chesapeake Station as a great place to live. If you can serve our community as a member of the Board of Directors or as a Committee member, please send a notice to cshoa@comcast.net or via the contact page on our web site at <https://chesapeakestationhoa.org/contact-us/> We are particularly looking for volunteers to stand as Board members since one current Board member has indicated an intent to resign.

Additionally, because of a recent change in Maryland law (MD SB 758), we will also need owner volunteers during the meeting to act as election judges during the vote for Board of Directors. The duties of the election judges will be to collect and count ballots and certify the vote results during the meeting.

We look forward to seeing you at the meeting.

For the Board,

A handwritten signature in black ink that reads "Paul Doherty". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Paul Doherty
Secretary/Treasurer
CSHOA