



**158 Ohio Avenue
Earleville, MD 21919**

Chesapeakehaven.com and chesapeakehaven.nextdoor.com

Meeting Minutes – Fall General Meeting
Nov 12, 2023

Meeting: Held at 65 Kent

Called to order at 10:03 a.m. by President Francy Cross

Members Present:

Board of Directors: Francy Cross, President; Jinni McNulty, Treasurer; Kay Kehler, Secretary; Bea Decker, Director
Excused: Diane Solimeo, Director

Members: Lucretia and Donald Chadwick, Dave Cross, Cynthia Darling, Kevin Decker, Linda Dolinger, Alicia Funkhouser and Nicholas Connell, Tabitha Heath, Tom Kehler, Lynette and Rodney Letts, Helenann and Tony Meenan, Craig Mitchell, Travis and Lucrecia Stacherski, John Vitela

Verification of Quorum:

Definition of quorum: 20% of 72 eligible properties which equates to 14 voting members present.

Quorum for this meeting:

14 voting members present; quorum met

We restated voting eligibility: only those whose dues are current.

President's Address:

Francy thanked everyone for coming.

- Welcomed new neighbors Lucretia and Donald Chadwick (5 Ohio Ave.)

Review of Minutes:

- Spring General Meeting May 20, 2023 minutes were reviewed, with no questions posed.
 - Motions made and accepted to approve all minutes. All approved, no oppose, no abstentions.



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Treasurer's Report:

Jinni McNulty presented the 2023 Treasurer's report as of 11/12/2023 – see report

- 2023 budget is \$18,000
 - \$11,006 spent to date
 - \$11,868 dues in arrears
 - \$15,100 in reserve account
- Law firm sent letters to all those in arrears; and where necessary will be brought to court and/or liens made on properties.
- Reserve is for emergencies that would exceed current budget for snow removal, road maintenance / tree removal. Kept in separate account as per guidelines for our 5013C.
- Motion made and accepted to approve report. All approved, no oppose, no abstentions.

Jinni presented the 2024 proposed budget

- Budget proposed is \$18,000
- No increase in dues
- Budget will be voted upon by members in good standing; mailing to be sent out by early December 2023

Old Business:

Ballot results were announced by President Cross on two motions to amend our By-Laws.

- Motion #1 – The CHHOA Board of Directors recognizes that electronic communication is an efficient and convenient way for Board Members to communicate and expedite the exchange of information within our CHHOA borders. Board members shall exercise caution to ensure that electronic communications are not used as a means for the Board or others to deliberate outside of agendaized Board meetings, circumvent the public's right to access records regarding CHHOA business, or restrict access to a public forum. All necessary precautions will be taken to ensure that the email addresses of members are securely stored and will not be shared with any other groups or organizations.
 - Total ballots received 18
 - Yes 18
 - No 0



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Old Business: (continued)

- Motion #2 – A locked drop-box shall be available for the return of ballots, payments and other CHHOA business correspondence for the convenience of Members. Correspondence through the US Post Office will continue for those who choose to mail their correspondence in.
 - Total ballots received 18
 - Yes 18
 - No 0

These changes will be a work in progress to implement. will be implemented in It will be a process to implement. We would appreciate your patience as we step through each process involved in making these changes.

New Business:

Road Committee Report - Kay Kehler presented

Community Road Repair Update:

- Community roads were raked and stone spread in June. Roads were raked again in early November. Raking helps pull stone back onto the roads and restores the crown which helps with drainage.
- Stone/raking will be needed again in spring of 2024.
- Potholes in asphalt at Connecticut/Grove Neck intersection were repaired by Tom Kehler using cold patch.
- Branches around stop sign at corner of Cecil/Ohio (Dolinger property 41 Ohio) were trimmed by the homeowners.

Beach Access Area – Repairs

- Tom Kehler replaced several boards at top of platform in May; and in July Dave Cross added boards to side of top deck where erosion had occurred.
- In July, Jinni McNulty acquired an additional, free picnic table which she/Tom Kehler reassembled.
- In June, Tom/Kay Kehler and Diane/Tom Solimeo met with Bob Bramble, Jr. of B&B Pile Driving to assess mitigation of top platform supports and potential solutions. One solution is to add two additional supports under platform. Another solution is to move entire set up metal steps back closer to the cliff and with additional support. B&B promised a proposal but after several follow-up calls no proposal was ever received.
- In June, Tom/Kay Kehler together with neighbor John Vitela to discuss runoff mitigation to beach top platform. (John is in the commercial concrete business.) John stated the existing pipe under steps is too small; need bigger pipe to move the volume of water and get it out



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New Business: (continued)

further from bank. He suggested to fill in the current slope at top of beach stairs with stone and concrete (would require a mini excavator and loads of stone and concrete); then add steps down to current platform. John will email Kay a rough drawing. This discussion will be taken up in early 2024 by the new Board.

AED (Defibrillator):

- REMINDER: Our LIFEPAK CR2 AED unit is housed in a box near 132 Ohio Ave. The unit verbally walks you through use step-by-step. *Do not* open the box unless you intend to use the unit; doing so uses valuable battery power. Of course, first step is always to call 911. How-to use video provided by the manufacturer is viewable via this link:
<https://www.youtube.com/watch?v=WtN56rbzEgw>

Beach Gate:

- REMINDER: If you have recently moved to CHHOA and the previous homeowner did not leave a key and wrist band for beach gate, contact a Board member with your request. Francy Cross (65 Kent Ave) has keys/wristbands. Always remember to close and lock gate if you are the last person leaving.

Mosquito Control:

- We participated in the County's mosquito control spraying which took place from June to October. CHHOA community roads were sprayed once a week, depending on the weather. For details visit the CHHOA. <https://chesapeakehaven.com/mosquito-spraying/>

Follow-up Discussion:

- Regarding future pipe replacement under Cecil Ave near Connecticut intersection mentioned at Spring 2023 meeting, John Vitela offered HOA an excess length of plastic corrugated pipe if needed. This will be discussed at future 2024 Board meeting.
- If our AED unit requires periodic calibration, John Vitela has a contact. Kay will investigate what, if any, calibration is needed.
- Suggestions of homeowner vs contractors doing raking/stone road maintenance; our current HOA insurance must be consulted due to liabilities. There is fine line between maintenance and replacement; it is not prudent for a homeowner to maintain the roads.
- Bamboo trimming of left corner property at Ohio/Grove Neck intersection (Jensen) is needed due to reduced visibility. A portion within HOA community property was trimmed. John Vitela reached out to County regarding possible placement of bubble mirror on far side of Grove Neck and if County would provide it. Francy will contact homeowner and request they do additional trimming or HOA will arrange for trimming.



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New Business: (continued)

Board Election Results

- Francy Cross presented ballot results for 2024-2025 Board, effective January 2024.
 - Total ballots received 18
 - All 2024-2025 candidates were voted in; they are:

▪ Francy Cross	President	18
▪ John Vitela	Vice President	18
▪ Jinni McNulty	Treasurer	17
▪ Kay Kehler	Secretary	17
▪ Bea Decker	Director	18
▪ Tony Meenan	Director	18
▪ Travis Stacherski	Director	18
- Francy thanked current Board for their past work, including Diane Solimeo who was not at today's meeting. New Board was welcomed. First Board meeting will be in January 2024; date to be determined and 2024 meeting calendar will be planned.

Open Forum:

- We will form a committee to review our current By-Laws. No one volunteered but Francy asked folks to think about it and contact her directly if they would like to be on that committee. New Board will address in 2024.
- Francy asked if those present preferred face-to-face General meetings vs online; those present preferred face to face.
- More community events are needed. We will schedule workdays with potluck afterward.
- Remind all to not block driveway at the Ohio/Grove Neck bus stop.
- Remind all to respect 15 MPH speed and stop at the stop signs. If you see a business vehicle violating these, note the time/date/business and immediately contact company. Board will put a similar reminder on NextDoor to all CHHOA members.
- We are a 5013C and tax exempt. We can investigate how to further leverage that with contractors. We do purchase items in Delaware when possible; a tax-free state.
- Use of a proxy cannot be used to vote at meetings currently, due to existing By-Laws which require all votes to be handled via mailing.

Meeting adjourned at 11:17 a.m.