

**MINUTES**  
**CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION**  
**QUARTERLY BOARD OF DIRECTORS MEETING**  
**WEDNESDAY MAY 5, 2021**

**DATE AND TIME:** Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowners Association (CFHA), a regular meeting of the Board of Directors (BOD) was held on Wednesday May 5<sup>th</sup> 2021. The meeting was held virtually over Zoom due to the ongoing COVID pandemic.

**MEETING:** The meeting was called to order by Lynne Witkowski at 7:06 PM

**QUORUM:** The following board members were present: Ben Cohen (BC), Paul Revis (PR), Preston Carter (PC), Matthew Wentz (MW), Lynne Witkowski (LW), and Tony Durnil (TD). Carlynn Management was represented by Al Kalman. Attorney David Bloomberg was also present from Chuhak & Tecson Law Firm.

**APPROVAL OF MINUTES:** Minutes were reviewed from the February 2021 quarterly meeting. BC motioned, PR seconded, the motion was approved unanimously.

**FINANCIAL REPORT:** The current financial report was distributed by AK

**COMMITTEE REPORTS:**

Social Report:

- Community garage sale to be held June 25-26. We will advise that COVID precautions are required.
- The annual pool party will not be held this year, LW expressed concerns over unattended children and teens at the pool party.

Landscaping Report:

- Poul's Landscaping & Nursery has already initiated services.

Fence and Monument:

- The board will create and approve a map of the fences within the HOA responsibility.

**OLD BUSINESS:** David Bloomberg recommended holding a town hall meeting to hear the community's desires and expectations of the HOA. The town hall was set for 8/22/21, with the details to be finalized at the quarterly meeting on 8/4/21.

**NEW BUSINESS:** Tony Durnil was elected unanimously to fill the vacant board position of Fence and Monument chair.

Next meeting scheduled for 8/4/21 at 7:00 PM to be held over Zoom.

**ADJOURN:** Meeting adjourned at 8:37 PM

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Preston Carter, Treasurer

Date: \_\_\_\_\_

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Lynne Witkowski, President

Date: \_\_\_\_\_