



# Cloverfields Chronicle

September/October 2025



## Upcoming Events

***Pool closes Monday Night  
September 1st, 2025!***

**Cloverfields 2025 Crab Feast Sept 6th 2-5PM  
at the Pool pavilion.**

Cost per Ticket for ADULTS will be \$40.00 (16 and older, Children Tickets will be \$15.00 (8 to 15 years old) There will be a DJ, 50/50 and Money wheel.

Price will include: CRABS, BEER/WINE, SODA/WATER and CORN on the COB, Hot Dogs and Chips CONTACT Courtney at 410.643.7739 for tickets or Questions.

## September General Membership Meeting

*Sunday, September 21, 2025 @ 2pm*

Mark the date for the September General Membership Meeting to hear updates on community initiatives and activities. Most importantly, come to this meeting to vote in the Board of Directors annual election



- The following Six positions are up for re-election, with all members who plan to run again.
- President (2-year term): Bob Morelli
- 2nd Vice President (2-year term): Courtney Chambliss
- Financial Recorder(2-year term): Scott Clark
- Corresponding Secretary (2 -year term) Therese Lewis
- Member At Large I (2-year term) Russ Shallue
- Member At Large II (2-year term), Skip Hunt

Throw your hat in the ring if you are interested in any one of these positions by email to: [cpoainquires@gmail.com](mailto:cpoainquires@gmail.com). **NOT LATER THAN September 5th, 2025.**

The President shall preside at all meetings of The Association, and shall be its chief executive officer, responsible for the general management and direction of the business of The Association within the scope of general policy established by the general membership and the Board of Directors. He/she shall appoint the chairman and member of all committees, except the members of the nominating committee. He/she shall be a member ex-officio of all committees except the nominating committee.

The Vice-President In absence of the President, the Vice Presidents in their order shall perform the duties pertaining to that office. They shall perform such other duties as assigned by the President.

The financial Recorder shall work with the Treasurer as required. In November of each year the current County Tax records for that year must be reviewed to assess current owners of all lots. Association records shall be adjusted accordingly. He/she shall keep accurate records of all association members and names and addresses of lot owners in the sub-division of Cloverfields. He/she shall bill all lot owners for Association assessments in January of each year

The Corresponding Secretary shall notify board members of meetings, and shall conduct such correspondence as may be requested by the President or The Association. (Newsletter, Website and Phone)

All officers and Member-at-Large will serve on at least one standing committee as member or chairperson as designated by the President.

**No two (2) owners of a property may serve on the Board of Directors at the same time.**

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| CPOA Contacts                        |                    |                                                                                      |                                               |
|--------------------------------------|--------------------|--------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>President</b>                     | Bob Morelli        | 410-643-7488                                                                         | General Issues                                |
| <b>1st Vice President</b>            | Bill Boyle         | <a href="mailto:wpb1210@yahoo.com">wpb1210@yahoo.com</a>                             | Pool, IDs                                     |
| <b>2<sup>nd</sup> Vice President</b> | Courtney Chambliss | 410-643-7739                                                                         | Marina, Beach, Women's' Assoc.                |
| <b>Corr. Secretary</b>               | Therese Lewis      | <a href="mailto:cpoainquires@gmail.com">cpoainquires@gmail.com</a>                   | Newsletter, Website, General Information      |
| <b>Recording Secretary</b>           | Kelly Oliver       | <a href="mailto:cpoaclubhouse@gmail.com">cpoaclubhouse@gmail.com</a>                 | Board Minutes, Clubhouse rentals              |
| <b>Treasurer</b>                     | Jeanette Meinhardt | 443-249-3880                                                                         | CPOA Finances                                 |
| <b>Financial Recorder</b>            | Scott Clark        | <a href="mailto:cpoabilling@gmail.com">cpoabilling@gmail.com</a>                     | Billing Issues, Car Permits & Title Transfers |
| <b>Member-At-Large I</b>             | Russ Shallue       | 410-490-9130                                                                         | Crime Watch                                   |
| <b>Member-At-Large II</b>            | Skip Hunt          | <a href="mailto:shunt71@gmail.com">shunt71@gmail.com</a>                             | Pool Passes                                   |
| <b>Member-At-Large III</b>           | Stephen Harper     | <a href="mailto:Cpoamemberatlarge3@gmail.com">Cpoamemberatlarge3@gmail.com</a>       |                                               |
| <b>Member-At-Large IV</b>            | Javier Piquero     | <a href="mailto:CPOABuildingPermits@gmail.cm">CPOABuildingPermits@gmail.cm</a>       | Building & Betterment Committee               |
| <b>Youth Activities</b>              |                    |                                                                                      | Youth activities                              |
| <b>Swim Team Committee</b>           | Angela Harper      | <a href="mailto:Cloverfields.swimteam@gmail.com">Cloverfields.swimteam@gmail.com</a> | Swim Team                                     |



Inviting ALL of our little Witches, Monsters and Ghosts of Cloverfields. Something's Brewing and it will be ghoulishly fun...

A wicked good time for everyone. So fly on over for a Halloween parade/party, Park your broomstick on Saturday October TBA, Witching hour begins at 12:00 @ the common ground next to the park/pool. Check Cloverfields.org for the date



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**Cloverfields Property Owners Association**

**General Membership Meeting**

**Sunday, September 21st, 2025**

**AGENDA**

I. Introduction of Board and Committee Members: Bob Morelli

II. Old Business

III. New Budget. The budget reflects an increase of \$10.00 to the general budget due to inflation. There is also a government-imposed \$25.00 increase to cover a deficit revealed during the recent state-mandated reserve study.

IV. Officers/Committee Reports:

1st Vice-President: Bill Boyle, Pool

2nd Vice-President: Courtney Chambliss, Marina, Beach, Women's Association

Treasurer: Jeanette Meinhardt, Finance

Financial Recorder: Scott Clark, Billing & Title Transfers

Corresponding Secretary: Teresa Lewis

Member-at-Large I: Russ Shallue, Crime  
Watch

Member-at-Large II: Skip Hunt

Member-at-Large III: Steve Harper

Member-at-Large IV: Javier Piquero,  
Betterment Committee & Construction  
Review Committee

Recording Secretary: Kelly Oliver, Clubhouse Rentals

V.. New Business

VI. Vote for Officers (President, 2<sup>nd</sup> Vice-President, Financial Recorder, Corresponding Secretary,  
Mem@ Large 1&2

) Vote on Budget

VII. Adjournment

|                             |
|-----------------------------|
| <b>PURPOSED 2026 BUDGET</b> |
|-----------------------------|

|                                     |                     |
|-------------------------------------|---------------------|
| MEMBER ASSESSMENT                   | 225,600.00          |
| LATE CHARGES                        | \$2,500.00          |
| PRIOR YEAR FEES                     | \$1500.00           |
| VEHICLE STICKERS                    | \$500.00            |
| ADVERTISING                         | \$200.00            |
| CLUBHOUSE RENTAL                    | \$9000.00           |
| INTEREST                            | \$2700.00           |
| POOL INCOME                         | \$4,500.00          |
| TRANSFER / ONLINE FEE's             | \$2,500.00          |
|                                     |                     |
| <b>TOTAL INCOME</b>                 | <b>\$249,000.00</b> |
|                                     |                     |
| EXPENSES                            |                     |
|                                     |                     |
| ELECTRIC                            | \$7,000.00          |
| PROPANE                             | \$700.00            |
| INSURANCE                           | \$9,000.00          |
| ACCOUNTING                          | \$3,350.00          |
| ONLINE FEE's                        | \$1,000.00          |
| LEGAL                               | \$8,000.00          |
| SECURITY                            | \$7,000.00          |
| POSTAGE                             | \$7,000.00          |
| PRINTING & SUPPLIES                 | \$5,000.00          |
| TELEPHONE                           | \$1,500.00          |
| WATER & SEWAGE                      | \$3,500.00x         |
| WASTE DISPOSAL                      | \$3,500.00          |
| OFFICE EQUIPMENT                    | \$2,850.00          |
| OTHER (Misc)                        | \$2,000.00          |
| BEACH GATE GUARDS                   | \$5,000.00          |
| PAYROLL TAXES                       | \$2,400.00          |
| Workman Comp                        | \$2,500.00          |
| -----                               |                     |
| <b>GENERAL &amp; ADMINISTRATIVE</b> | <b>\$71,300.00</b>  |
| -----                               |                     |
| CLUBHOUSE MAINTENANCE               | \$8,000.00          |
|                                     |                     |
| BEACH MAINTENANCE                   | \$3,500.00          |

|                            |                     |
|----------------------------|---------------------|
| COMMUNITY ACTIVITIES       | \$4,000.00          |
|                            |                     |
| YOUTH ACTIVITIES           | \$1,500.00          |
|                            |                     |
| GROUNDS MAINTENANCE        | \$8,000.00          |
|                            |                     |
| PLAYGROUND                 | \$4,000.00          |
| -----                      |                     |
| <b>GENERAL COMMUNITY</b>   | <b>\$29,000.00</b>  |
| -----                      |                     |
| POOL MAINTENANCE CONTRACT  | \$91,000.00         |
| ELECTRIC                   | \$5,000.00          |
| POOL EQUIPMENT             | \$3,000.00          |
| POOL MAINTENANCE           | \$4,200.00          |
|                            |                     |
| -----                      |                     |
| <b>POOL OPERATIONS</b>     | <b>\$103,200.00</b> |
| -----                      |                     |
|                            |                     |
| Snack Shack Manager        | \$2,300.00          |
| Snack Shack Wages          | \$6,200.00          |
|                            |                     |
| CAPITAL IMPROVEMENTS       | \$12,000.00         |
|                            | <b>\$20,500.00</b>  |
|                            |                     |
| <b>TOTAL EXPENSES</b>      | <b>\$249,000.00</b> |
| <b>RESERVE FUND</b>        | <b>\$25,000.00</b>  |
| <b>SURPLUS (DEFICIT)</b>   | <b>\$0</b>          |
|                            |                     |
|                            |                     |
| <b>MARINA FUND</b>         |                     |
| <b>MARINA RESERVE FUND</b> | <b>\$2,700.00</b>   |
| RAMP & SLIP FEES           | \$20,000.00         |
| INTEREST                   | \$100.00            |
|                            |                     |
| <b>TOTAL MARINA INCOME</b> | <b>\$22,800.00</b>  |
|                            |                     |
| MAINTENANCE                | \$5,000.00          |
| ELECTRIC                   | \$1,000.00          |

**CLOVERFIELDS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

June 10, 2025

7:30

pm

**MEETING  
MINUTES**

**ATTENDEES:**

Bob Morelli (President)  
Bill Boyle (1<sup>st</sup> Vice President)  
Courtney Chambliss (2<sup>nd</sup> Vice President)  
Jeanette Meinhardt (Treasurer) Not Present  
Scott Clark (Financial Recorder) Not Present  
Kelly Oliver (Recording Secretary)  
Russ Shallue (Member-At-Large I) Not Present  
Skip Hunt (Member-At-Large II)  
Steve Harper (Member-At-Large III)  
Javier Piquero (Member-At-Large IV) Not Present  
Teresa Lewis (Corresponding Secretary) Not Present  
Ofc. Davidson (QA County Sheriff's Dept.)

**I. OPENING REMARKS/REVIEW OF MINUTES**

Bob opened the meeting at 7:34 pm. Minutes approved.

**II CRIME WATCH:** 21 – Patrol check. 3 – Warning. 3 - Traffic Stop. 0 – Traffic citation. 0 – collision. 0 – radar. 2 – Welfare Check. 1 – Summons served. 0 – Theft.

**NEW BUSINESS**

Beach: Bill and Bob brought us up to date on the sea nettle net. There were some ideas on covering the top of the chain.

It was noted that a light at the channel was out. Courtney said she would look into it. As well as some caps on the pilings.

Pool: There was a group of kids (guests) causing a disturbance at the pool. Bob confronted them. He asked them to stop. Some community young people were signing them in. He clarified the rules for guests in the community. Ofc. Davidson will/is looking into it.

Bob discussed with Board the need to increase dues to meet the requirements for the state mandated reserves fund. As well as the rising costs of everything. It will be looked into further.

**III OFFICER/COMMITTEE REPORTS**

Bill Boyle (1st Vice President) – Bill is up to date. He and Bob discussed some shelving for the office.

Courtney Chambliss (2nd Vice President) – July 5<sup>th</sup> Beach Party 2pm, 2 lifeguards, DJ, all set.

Jeanette Meinhardt (Treasurer) – Not Present

Teresa Lewis (Corresponding Secretary) Not present

Scott Clark (Financial Recorder) – Not present, Bob reported 65 bills have been sent out. Lein letters will be going out. 47 total, 18 new. For those who have never paid, we wait until the house is sold to collect.

Kelly Oliver (Recording Secretary) – No Report

Russ Shallue (Member-at large) – Not Present

Skip Hunt (Member-At-Large II) – No Report

Steve Harper (Member-At-Large III) – He and his family cleaned the playground. Disposed of broken toys, etc. He and Bob discussed painting some the equipment as well as other maintenance.

Javiar Piquero (Member-At-Large IV) – Not Present

#### IV. OLD BUSINESS:

Bob said Ethan Yonts Eagle Scout project was 2 new firepits.

Meeting adjourned at 8:18 pm

**The Clubhouse rentals.** Contact Kelly Oliver at **[cpoclubhouse@gmail.com](mailto:cpoclubhouse@gmail.com)**. You can also visit the community web site here for more information:

**<https://www.cloverfields.org/amenities/clubhouse-rental-information/>**



**CLOVERFIELDS PROPERTY OWNERS  
ASSOCIATION BOARD OF DIRECTORS MEETING**

July 8, 2025

7:30PM

**MEETING  
MINUTES**

**ATTENDEES:**

Bob Morelli (President)  
Bill Boyle (1<sup>st</sup> Vice President) not present  
Courtney Chambliss (2<sup>nd</sup> Vice President) not present  
Jeanette Meinhardt (Treasurer)  
Scott Clark (Financial Recorder)  
Kelly Oliver (Recording Secretary) not present  
Russ Shallue (Member-At-Large I)  
Skip Hunt (Member-At-Large II) not present  
Steve Harper (Member-At-Large III) not present  
Javier Piquero (Member-At-Large IV) not present

**I. OPENING REMARKS/REVIEW OF MINUTES**

Bob opened the meeting at 7:45pm.

**II OLD BUSINESS**

**CRIME WATCH::** 18 – Patrol check. 7 – Warning. 8 - Traffic Stop. 0 – Traffic citation. 1 – collision. 02– radar. 2 – Welfare Check. 1 – Summons served. 1 – Theft. 2- Disturbance, 3- Trespassing, 2-Assist, 1- Cardiac Arrest, 1-Traffic Arrest, 1- Welfare check, 1- Emergency petition, 1- Civil Process served.

Bob said that he cancelled the board meeting because of the major storm, but not all board members read the email and requested Bob come to the clubhouse and have a meeting anyway.

Bob said that the July 4<sup>th</sup> Community Beach party went really good. Thanks to Courtney & Bruce for buying and picking up the supplies. Russ and Stephen for selling the 50/50 tickets.

Bob said that we had a couple of issues on the Beach on the 5<sup>th</sup> of July, all were caught on the security cameras. (1. Black pickup going over the marina ramp wall to get onto the Beach, damaging the top board, 2. Firework mess and fire left of the Beach. 3. Golf cart person damaging the fence near the flag pole) and 4. The gator atv driving on the beach, even after being warned not to) Courtney said we know all the folks involved.

Bob said he would be working on the 2026 budget, crab feast tickets, letter for the General Membership Meeting Sept 21<sup>st</sup> 2PM. and getting the crab feast permit, the 2026 pool contract and the Sept / Oct Newsletter. Courtney will be ordering the crabs  
Extra security patrols has started for the community.

### III OFFICER/COMMITTEE REPORTS

Bill Boyle (1<sup>st</sup> Vice President) – not present

Courtney Chambliss (2nd Vice President) – not present

Jeanette Meinhardt (Treasurer) – not present

Teresa Lewis (Corresponding Secretary) not present

Scott Clark (Financial Recorder) – Only 50 open invoices. Liens have gone out.

Kelly Oliver (Recording Secretary) – not present

Russ Shallue (Member-at large) – No Report

Skip Hunt (Member-At-Large II) – not present

Steve Harper (Member-At-Large III) – not present

Javiar Piquero (Member-At-Large IV) – no Report

### IV. NEW BUSINESS:

Bob working on the Reserve Fund.  
Pool is running well.

Meeting adjourned at 8:15 pm



### **Interested in submitting input to the Cloverfields Chronicle?**

The Cloverfields Chronicle is published on or about the 1st of the month per the discretion of the Board of Directors. Provide your input the 15th of the month prior to publication via email to: [cpoainquires@gmail.com](mailto:cpoainquires@gmail.com).

Business Cards: \$25 1/4 Page: \$40 1/2 Page: \$60 Full Page: \$90 The Cloverfields Chronicle is published on or about the 1st of the month per the discretion of the Board of Directors. Artwork due the 15th of the month prior to publication. Send Requests to [cpoainquires@gmail.com](mailto:cpoainquires@gmail.com).

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