

Assateague Pointe Homeowners' Association

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December 9, 2006 Homeowners Meeting Minutes

- A. **Call to order and Welcome:** Present were President –Joe McGee, Treasurer-Troy Purnell, Secretary- Bob Molle, Member at Large-Vince Miller, and Valerie Sharp to Record the minutes. There were 12 Assateague Pointe Homeowners that were also present.
- B. **Committee Reports:**
1. **Boat Storage-Darlene Hale** sent a report in and wanted to Board to know she does not want the fee raised for a slip in the storage area. **The Board agreed.** The other big concern was that extra slips were to be added for additional storage. The board will try and get this taken care of by early spring. **Bob Molle suggested that the grounds crew document their time in the boat storage area and have it put into the budget as a boat storage expense.**
 2. **Beautification-Carl Thompson** had several items for discussion and approval, if there is enough funds in the upcoming budget.
 - a. Request for 5 round table and 5 umbrellas for the Clubhouse. **Board approved the purchase of 5 round tables and 10 umbrellas.**
 - b. Lawnmowers to be cleaned up and painted. He was also concerned that the blades be sharpened twice during the season. **The Board stated that the blades are sharpened on a weekly basis during the season by the grounds crew.**
 - c. **Signposts**-that are leaning and should be repaired and secured with concrete and a plastic 4x4 insert. Joe stated we have had one storm after another, and the ground is saturated and could not be completed by the end of the season by the ground crew. It will have to be completed in the spring.
 - d. **We need \$3000.00** for tree replacement.
 - e. **Pool Bottoms**-to be pumiced off to a smoother bottom. **Troy stated that we will have this completed in February of 2007.** Carl also suggested that after Labor Day, only have one pool open.
 - f. **Trash area** is deplorable. Joe stated he ordered the larger trash receptacles to save on the overall trash bill. It doesn't matter what size we have, there still is trash thrown on the ground.
 - g. **Washer/Dryer replacement-Joe stated this would be a major expense and with the over loading of the machines, we would still have the same problem, which is the new belts keep coming off.** Smitty, maintenance, is putting the belts back on daily during the season.
 - h. **BBQ pit**-was never cleaned after it was used by someone in the community. A note in the newsletter will refer to this matter.
 3. **Budget- Elaine Galeone**-had a few questions for the board.
 - a. Pools-Do we have to pay for the resurfacing of the bottoms? **Troy answered by saying that we haven't paid for that service.**
 - b. Has the \$100,000.00 been transferred back into the cash account? **Troy answered it has been transferred.**

- c. What is Affordable Business? –It was the company used for the new computer for the gate.
- d. Who is Newport Builders?-It was the company used for the roof over the mailboxes.
- e. **Entertainment-** Joe McGee said Thank You to all the past committee people who have made the events a success in Assateague Point. He was told that several of the events coordinators that have chaired for several years are stepping down. **The events that need chair people are; EASTER, JULY 4th PARADE, JULY 4th PICNIC, and the CHILDRENS CHRISTMAS PARTY.** Anyone interested and can help out please contact Elaine Davidson, Events Coordinator, or the front office. Joe said that the cost of the events this year were down from previous years, due to lower attendance.
- C. **Treasurers Report-** Troy Purnell stated that we were under budget by \$2000.00 for grounds maintenance, \$2000.00 under for Entertainment, were ahead on the income equation by \$1,585.00, ahead on administration costs by \$58.00, and were ahead on maintenance costs by \$4,170.00. He said the overall would equal to .08% or a **-\$369.42.**
- D. **New Business:** Vince Miller made a motion to double the Boat Storage Fee if not paid by March 15 of each year, and, if not paid by April 15, the homeowner would lose their slip. 2nd by Bob Molle and all were in favor. **Joe McGee also stated that additional costs for removing items from the storage area would be absorbed by the individual homeowner. ex.(towing) All Board Members were in Favor.**
1. **Furniture-**Joe McGee explained bids he received to replace the clubhouse sofas. The existing sofas will be placed in the Rec. Center. **The cost of the new sofas will be \$2,400.00 plus the cost of delivery and Scotch-guarding. The Board approved the purchase of the new furniture.**
 - 1.-Sofa-\$2,400.00
 - 2.-10 Umbrellas-\$2,000.00
 3. 5 Round Tables-\$1,500.00
- E. **Budget-** The proposed budget for 2007, prepared by the accounting department, was presented to the Board and the homeowners by Troy Purnell. Troy suggested a 3% increase in dues. Joe McGee suggested the Board conduct a line by line discussion to see if costs could be lowered. After this discussion a motion was entertained.
- Troy made a motion to adopt the budget as amended with a decrease from \$762,680.00 to \$755,780.00 as per discussion. Joe 2nd it and all were in favor.** Bob Molle stated that this means there will be an increase, just not as much as anticipated. Troy will be researching the discussed possibilities for further decreases in the budget, to further reduce dues.
- F. **Special Projects**
1. **Bathroom floors-** Troy will get estimates for new flooring that will be commercial grade and slip resistant, to replace the existing floors in the Clubhouse and Rec. Center.
 2. **Road Maintenance-**shoulders of roads have to be repaired.
 3. **Gate Entrance Mechanism replacement- Bob Molle will get bid.**
- G. **Insurance-** Troy will get an insurance representative to come to the next meeting in March to discuss the options of the Homeowners Insurance and its coverage

H. Open Discussion:

Mike Tebin-Lot#14-asked that on the general ledger, the accountant show a line item for the electric used for all the common areas separate from the total electric. **Troy said he would look into and see if it could be placed as a line item under the regular line item marked Electric.**

Bill Landano-Lot#228-asked if it would be feasible to have the gate personnel drive a golf cart for rounds in the community. Board stated rounds would take too long. Bill also questioned dumpsters. He wanted to know if they had doors on the end of the units, so people could easily access. The answer was yes, but everyone wants to fill the front of them and then you have trash on the ground. He also wanted to know if someone has a larger boat storage slip, can they pay a higher fee. The answer is NO.

Elaine Galeone-Lot#447-would like an announcement in the next newsletter to inform all homeowners of an electricity increase. Troy answered her question by saying that the electric company has different rates at certain times (peak times) and it doesn't necessarily mean an increase, it could be due to several factors. One of these factors would be a demand feature, so it won't be the same on the next bill. Joe said he did not think this could be done, but he will certainly look into.

Carl Thompson-Lot#108-when will the HOA truck be paid for. Joe answered that it will be paid for this year. Carl stated that we will have to look into getting another truck. Joe agreed.

NEXT MEETING- MARCH 17, 2007 at 9:00am in the Clubhouse.

Joe McGee thanked everyone for coming and adjourned the meeting.