

Assateague Pointe Board of Directors April 22, 2006 Meeting

- 1.) **The meeting was called to order** by the Vice President, Vince Castelli, at 9:00 am in the clubhouse. In attendance were Property Manager- Troy Purnell, Secretary-Bob Molle, Member at Large-Vince Miller, Recording Secretary-Valerie Sharp, and 11 homeowners.
- 2.) **Property Managers Report**-Troy Purnell reported that the concrete on the pool decks are being broken out and new will be installed and the expansion joints and caulking will be replaced on both pools. The grounds crew is already working and will be addressing the drainage problems soon. The Rec. center pool pump room will be completed by John Jarvis by Memorial Day, and the pools will be open on time.
- 3.) **Treasurers Report**-Troy Purnell said as far as the income side, we're down by \$13,000.00. Even though the budget has been approved as of January 21, 2006, we could not start to implement the increase in dues until the 2nd quarter billings. The 4% increase will be divided into the last 3 fiscal quarters. Administrative costs are down by \$4000.00. Maintenance is up \$12,500.00. Special projects are over by \$9700.00, due to the new gate and security system.
- 4.) **Old Business- Spread Sheet**-3 phase electric for the fountain and the trash compactor was discussed. Trash compactor –Vince Castelli asked about the liability to the community if someone happened to climb into it. Troy was concerned with the maintenance problems. After much discussion **Bob Molle made a motion not to rent the trash compactor. Troy 2nd it and all were in favor.** As far as the fountain in the front pond was concerned, the board decided to get the rebuilt single phase unit and money has been approved for this. **Bob Molle made a motion to purchase the single phase rebuilt fountain for \$1,782.46. It was 2nd by Vince Miller and all were in favor.** Clubhouse ceiling repairs have been completed. New doors for the pool pump rooms –clubhouse is installed and the Rec. Center can be installed after new concrete has been poured. Baby pool leak is to be checked by John Jarvis, and he will pressure test those lines. Erosion problems in the community are being addressed by Troy with the help on the grounds crew. New umbrella's have been purchased and delivered by Valerie. Mr. Coyle of Lot#100 will be doing the road lines as soon as the weather cooperates. The Association will be billed for the cost of the paint that will be used. 3- Phase electric not to be added to the front pond area. Eastern Shore Propane- we have not received any other correspondence to date. Clubhouse bathroom repairs are complete but there are several paint spots that need to be taken care of. Troy will get the contractors here to take care of the problem. Carpet bids were discussed. **Vince Miller made a motion to accept the bid of \$3975.75 from Carpets by the Ocean to replace the carpet in the Rec. Center when the concrete work is completed in the pump room. Bob Molle 2nd the motion and all were in favor.** Boat Storage- Troy said Glen Jarvis will grade the boat yard and Neil will paint the numbers on the blocks. Floating Docks for the end of the pier will be pulled here by a barge. Troy suggested that a chain be installed to the outboard pilings to tie up to, so the floating piers do not slam into the pier. Valerie reported that there are a few new games, vending machines, and a new soda machine in the Rec. Center. Gatehouse system and cameras are installed and everyone has received their new gate cards by mail. Homeowners are asked to return 2 old cards for the 2 new that were sent to you in the mail. If you have any extra cards or remotes they can be turned in and they will be exchanged 1 for 1 at the front office. **Troy made a motion to move the computer to the office from the courtesy shack at a cost of \$1265.00. Vince Miller 2nd the motion and all were in favor.** The gate arm on the entrance gate has to be lengthened; some vehicles have been able to go around it. Bob Molle asked that Troy have

another meeting with the courtesy personnel to discuss the gate cards. When the gate personnel open the gate, the card reader does not register the homeowner. The purpose was to regulate this to help secure our community. Pool contract bids were discussed **and a motion was made by Vince Castelli to accept the pool bid from Atlantic Pool for \$36,700.00 with the stipulation that they give us the \$25.00 an hour penalty fee if the pools are closed due to no lifeguards or chlorine problems. It was 2nd by Vince Miller and all were in favor.**

Elections-3 positions are open. Candidates are asked to turn in their Bio's to Valerie in the front office. The election will be held at the annual meeting on July 8, 2006

- 5.) **New Business:** Bob Molle asked if the flags by the front entrance could be put back up. Valerie told him that they were not up because the tree needs to be trimmed because it shredded the last one. She needs a bucket truck to reach it. When Frick electric has to do the lights she will have them do the flags. Vince Miller said all the new signs for the gate system and trash have been put up.

A.) Rentals and pets- A homeowner is advertising that renters can bring pets, in his ad. The board made the decision and was passed and it is stated on the back of the map and on the website under general rules that NO PETS are allowed if you are not a homeowner. **Valerie will contact the HOA attorney for the legality of a board of Directors general rule.**

B.) Next Meeting- July 8, 2006 Annual Meeting.

6.) **Committees;**

A.) Beautification-Vince Castelli said Carl wasn't here because of a back operation but he will be here for the Community work day on April 29, 2006. Vince will call Carl about what shrubs have to be ordered.

B.) Budget-Elaine Galeone-Lot#447 asked why the dues were \$255.00, shouldn't it be \$252.00? Troy will ask the accountant.

C.) Events- Vince Castelli can not do the campfire; he will contact Ed Brunno to see if he will chair this event.

D.) ECC- Inspections are scheduled to begin on May 1, 2006

7.) **Open Discussion:**

Vince Castelli would like to thank Lucille Smith for chairing the Easter Egg coloring and Egg Hunt again this year, and to everyone who helped her with this event. It was a big Success and there were very favorable responses from homeowners.

Bill Landano-Lot#228 had a question regarding the new gate cards. He asked that, if the card was rubbed against other credit cards or keys would it still be able to be read. Bob Molle said that would not be a problem. The other comment was that the other night Bill's daughter was walking the dog and wanted to come back into the community and was talked to by the courtesy personnel. Bill wanted everyone to know that he was happy that she was questioned and then allowed to continue to the residence. Bill also suggested the pledge of allegiance at the start of each meeting. He donated an American flag. The board agreed with the suggestion.

Andy Lapinski-Lot#408- addressed the board to see if we should erect a pole by the new front gate card reader so no one hits it.

Joyce Hudson-Lot#184 had a question concerning the remotes. She would like Valerie to put an announcement in the next newsletter stating that it was a **Board decision to turn in a remote for a card. She also wants another announcement about the 10 minute delay on the**

gate. This means that when you enter the gate, you will have to wait 10 minutes before entering again.

Elaine Galeone-Lot #447-She wanted an update on the Activity Director. Bob Molle said he had sent correspondence to Salisbury University and hasn't received anything back. Andy Lapinski said that Deborah Spraker-Lot#272- is a teacher and was interested. Bob Molle said he will try and get a hold of her if they are still down.

Vince Castelli made a motion to adjourn the meeting. Troy 2nd it and all were in favor.