

Minutes for May 19, 2007 Board Meeting

1. **Welcome and Called to Order:** Present were President- Joe McGee who called the meeting to order at 9:05 am. ,Vice President-Vince Castelli; Treasurer/Property Manager-Troy Purnell; Secretary-Bob Molle; Member at Large-Vince Miller; Valerie sharp-recording secretary and 11 homeowners.
2. **Pledge of Allegiance**
3. **Code of conduct**
4. **Property Managers Report:** Troy Purnell wanted to thank Neil and the grounds crew for an outstanding job again this year. He noted they have already started mowing, mulching, and putting up the new stop signs and posts. The grounds look great! The pools are being repaired and filled. The pool company has done the pumice stone on the bottoms to smooth it out more. The pool company says we will be ready by the Memorial weekend.
5. **Treasurers Report:** Troy reported as of April 30, the figures were \$835.00 under budget for assessments, Administrative Costs were under by \$470.00, Maintenance budget was over budget by \$15,216.00, what makes that figure up were the heating units in the Clubhouse, OC Floor Gallery for the tiled floors in the restrooms. These items will be put as a line item in the Special Projects fund. The utilities budget is under budget by \$907.00 because of the electric. Our insurance is also down from last year. Joe McGee asked Troy to check into how much is being paid for the maintenance truck, and is that truck insured for more than its worth? Troy will check on that.
6. **Old Business:**
 - a. Bathroom Floors-Joe stated that the floors in the Rec. Center and Clubhouse have been completely installed before the season began.
 - b. Stop signs-Vince Miller ordered the 24 inch reflective stop signs and Neil is taking care of erecting them. Vince believes we will have less wind damage from these smaller signs, the older ones were 30 inches and non-reflective.
 - c. Road shoulders-The Assateague Way road shoulders have been built up to save the main road from deteriorating away. 5 additional slips have been added to the boat storage yard. Joe McGee asked that the big boulder of concrete be moved to **block** the Snug Harbor trail. He also wants Troy to call Hauser to reseed the lawn on the right side of the boat storage entrance.
 - d. Dumpsters- Joe McGee has been asked several times why the big dumpsters are in there instead of the smaller ones. Joe responded by saying that there are very few things we can control costs on. It costs so much for every pull, fuel sur-charges, dump fees per ton. The big ones do not have to be pulled as often and has saved us money in just a short time. He realizes that it is a little harder to get the bags over the top of the dumpsters. The trash company said maybe a ramp might be helpful. He also said if there were to many complaints the board would have to re-think the plan.
 - e. Washer/Dryer Installation has been completed in the laundry room. The new machines cost \$1.50 and are large capacity. The old washers and dryers were donated to Habitat for Humanity and we received a thank you note.
7. **New Business:**
 - a. Golf Cart Registration- Any homeowner who owns a golf cart **is** required to register by May 1, 2007. The registration forms are available at the front office.
 - b. **Hose Bib-This is a water spigot. It was suggested to call Village Greens and have them extend the sprinkler system to the flower bed next to the playground.**

Minutes for May 19, 2007 Board Meeting

- c. One being for just Food for thought-Suggestions from a homeowner. First was the separation of pools. renters and the other for just homeowners. After much discussion, this would not be economical and impossible to enforce. There are about 10% rentals in the community. There aren't any workers in line to check ID's or cards to know if you're a renter or not. **2nd** suggestion an announcement in the newsletter for a Certified Licensed Volunteer to do A.M. water aerobics (exercise). Valerie will post in next newsletter. **3rd** suggestion was a Bocce Ball Court- Troy will look into the estimate for this project and the cost of the Bocce Ball Game itself. **4th** suggestion was having WIFI service in the community. Troy told us that Worcester County is in the process of this right now and should be able to connect up soon. Troy also said you can get Verizon now. **5th** suggestion was to have a weight/exercise room in the Rec. Center. The first question that was asked was about the insurance liability. This item was put on hold.
- d. Activities Director-Joe read the resume sent to the board from Christine Sotoski. Joe asked Troy if we had enough to budget an Activities Director in this year. The cost would be around \$3,200.00 for the summer season, which will start about mid June. The events that she plans will be in the newsletter and on the marquis sign. Sandy McGee will oversee the planned activities. **Joe McGee made a motion to hire an Activities Director to work 5 days a week, 6 hours a day or 30 hours a week at \$9.00 an hour, for 10 weeks. She will have to coordinate different age group activities. She is requested to work on Wednesday, Thursday, Friday, Saturday, and Sunday, (days when homeowners are here). She will start the 2nd week of June. Bob Molle seconded the motion and All were in favor. Joe will call her.**
- e. Camera Viewing-Joe is meeting with Dave to go over the cost and possible replacement of the existing cameras in the Rec. Center and Clubhouse. He will report his findings to the board by E-Mail. Joe went over some of the vandalism in both places.
- f. Development signs-Joe informed everyone about a question brought up about having signs posted in the community. There was a No Trespassing sign on a window in the development. Vince Castelli read from the blue deed book about signs. It is stated that there are **NO SIGNS ARE ALLOWED**. The board members are all in agreement that no signs be posted, according to the deed book.
- g. Front Gate- Joe addressed the gate being left open on Christmas Day, New Years Day, Easter Sunday, and under a family emergency, or gate problems. Troy talked about keeping the gate closed all the time and that it can be done, the only problem would be someone coming to the community with out their card. Those people would have to call a homeowner to come to the front gate. Joe and the board all agreed that the gate will be closed at all times. A memo will be sent to all gate attendants about leaving gate closed.
- h. Open House- Troy went over the policy that has been in place, which is if someone comes to the office to go see property with a realtor; we open the gate for them. **The board wants everyone to sign in.**
- i. Election Nominations-Vince Castelli said he would like to have it put in the next 2 newsletters.3 positions are open this year. Troy's Purnell, **Vince Castelli and Vince Miller.**

8. Committee Reports

- a. Budget Committee- No questions. All of the questions that we had, have been answered by Kelly and/or Troy.

Minutes for May 19, 2007 Board Meeting

- b. Beautification Committee- Carl Thompson & Ray Howard-Chairpersons. Not present. The committee had a community clean up day and several jobs were completed. They had about 25 people help. They patched the screens, mulched the flower beds, pole placed at the center entrance to block anyone from driving golf carts on the pier, flowers planted. Joe wanted to thank Carl Thompson and Ray Howard for their work they do around the community to improve and beautify it.
- c. Boat Storage Committee-Darlene Hale-Chairperson. Not present. Most people have paid on time and anyone who has not done so they need to pick up your sticker. There were new spaces created in the storage yard and will soon be able to be occupied.
- d. Entertainment Committee-Elaine Davidson-Chairperson. Not present. Joe McGee will chair the Murder Mystery Dinner on August 11, 2007 .Mid-June the activities director will be in charge of the campfire in August. The movie nights will be July 7 and August 4, 2007 and are chaired by Elaine Galeone and Andy Lapinski.
- e. ECC Committee-Cathy Ortel-chairperson. A postcard system has been created to list all violations. The postcards are set up with lot number and inspection date and a list of all violations. The violation that is circled will tell the homeowner what to fix and it also has a 30/7 day circled to say how long they have to correct it. Joe recommended to the board to implement the fine system we have in place. **A motion was made by Joe McGee to implement a fine after 30 days of \$50.00 and have a dated picture and documentation of the violation. A \$50.00 fine will be imposed per occurrence. It was 2nd by Vince Castelli and all are in favor. This is for the spraying of Drveways**

9. Open Discussion-

Rollins Brown-Lot#390-He would like the center line on Assateague Way **repainted**. Joe explained that **the** homeowner **who** has volunteered and has the equipment. do it, **This should be completed in the near future**. He expressed concern over Neil and his crew being over extended. He thought if Neil and his crew slowed down that the quality of service would be better.

Lot#208-There are 4 dead trees in the common area behind her home. She wanted to know if there was enough in the budget to have them removed. **The board discussed and said it will be put in the budget for 2008.**

Bill Landano-Lot#228-Asked if the association could supply the ECC with identification name tags. Joe told him that they could but did he really want to advertise he was on the ECC committee. The audience chuckled over his comment. Bill wanted to know who does the mosquito spraying for the community. Troy told him the community pays the county to take care of that. The county mosquito truck has a gate card to enter the community and has been in several times this year.

Leonard Bush-Lot#205- Removal of dead trees on the common ground behind his home. Joe said they would be taken care of in 2008.

A homeowner asked if 2 cards are issued to the same homeowner name can both cards be used or are they considered 1 card. Joe answered her saying each card has a number on it and that means each card will let 1 car through the gate. But if you try and pass the card you just used to let in someone behind you, it won't open the gate and it records this information on the computer in the office with a time and date. The information can be retraced on the video recording to see what and who was doing the violation.

Mike Tebin-Lot#14- asked if his brother has to register at the office each time he visits. Joe told him that your immediate family does not have to sign in unless you have requested them to sign in.

Vince Miller made a motion to adjourn the meeting. All were in favor.