

Annual Board Meeting-July 14, 2018

1. **Called to Order** by President Joe McGee, Pledge of Allegiance, and Prayer by Troy Purnell. Introductions of all 5 Board Members, attorney-Ray Coates and Valerie Sharp-recording secretary. Did everyone sign in, pick up their handouts, Proxies filed and there was a quorum. Joe asked for all cell phones to be silenced. He asked if there were any new homeowners. Phillip and Toni Gerber of Lot#288.
2. **The Good News:** Most people at Assateague Pointe take great pride in their property, community property and the behavior of themselves, their guests and pets. **Thanks and keep up the good work!** This year we have completed major erosion jobs and there are minor touch ups to the ones that are done. We also have work orders for other areas for erosion control. We have completed the Recreation Center Bathroom remodel. Purchased a new truck for the gate personnel, (The old truck has been given to the Grounds Crew) the electrical tighten ups have been completed for the community. We tightened up all of the buildings, each homes meter box outside. Over the years the wires loosen up, so it needed to be done. It was a \$13,000.00 project. We are solvent; no litigation pending against the HOA. Groundskeepers, courtesy personnel, and custodian are on duty. We have a slate of candidates for the Board and we have an active and supportive Property Manager. Joe said that during his sickness, everyone on the board stepped up to the plate and handled my job. Joe gave a very emotional thank you to all of them.
3. **Handouts:** Agenda, 2017 November minutes, 2017 financials; Candidates & Ballot and Rules. We will also need volunteers to count ballots. Joe asked for volunteers to count ballots-Melanie Dixon and Richard Yingling stepped up.
4. **Troy made a motion to approve the minutes without reading them. Keith 2nd and all were in favor.**
5. **Treasurer's Report-**Income is 18,220.74 over budget, Expense-amenities is \$8,047.02 under, expenses-\$8,417.70 under, Maintenance over \$9,425.48, Utilities over \$1,833.53, total expenses-\$5,405.71 under
6. **Property Manager's Report-**Troy said we had a lot of erosion control projects and that they are not all done. It is still being addressed and if you have any issues report to Val at the office. There was also discussion on the euthanization of 300 geese in Ocean Pines, and it has been asked why we can't do that. Troy said there are 2 reasons-1 you have people who say don't you dare touch those geese and then there are other people who say just get rid of them. He asked the health department what he has to do, cost wise and then we can present to the board and go from there. Joe said he would be in favor of this here in Assateague Pointe and he would vote yes. We need to apply to the department of natural resources for a permit. He also stated that after all the rain we have had the grounds crew is caught up with the mowing. The grass right now is a little brown but they are calling for rain next week which will help.
7. **Committee Reports-** Fred had something he wanted to read to the homeowners about footprints. **Last night Linda and Carl Thompson stopped on their golf cart when they saw us in front of our house and Carl was talking about the good old days when you guys first bought in here. He was talking about building the bridge by the marquee sign with Raymond who I assume was Ray Howard. He told us about a few trees that he planted, what kind they were and where they were planted and how they grew over the years. He went on to tell us about his times on the Beautification Committee and what everyone accomplished and many other things that were done over the years long before we were here. Carl was sad when he brought up that many of the old timers that helped out were gone and how he missed them, saying there is only a few of them left. I myself remember back when I started to help out the community but now I have slowed down and wish I could do more. It was a great conversation and I just wanted to thank guys like you and everyone else that started here and left your footprints all over the community, we thank all of you for making Assateague Pointe a great place to be and to everyone else that has given their time and effort to keep Assateague point in pristine condition.** Keith introduced the entertainment chairperson-Vince Luca. Vince went over the events. I have a list of things that have occurred since the last meeting. These are things that have already passed. One of the things that was done on June 23 was the tie dye event. Stacy Ernst has done that event but she sold her home and we needed someone to do the event and Joe McGee's family stepped up and volunteered to do the Tie Dye event. Thank you again to the McGee family. The movie nights have been chaired by the popcorn queen, otherwise known as Lucille Smith, good job to you and Alicia. Bob Soley brought a special friend to the first Friday Night midnight swim at the clubhouse pool, and it was Elvis, who is a talent entertainer. It was packed, around 300 people

showed up. The July 4th parade is one our biggest events and was done again this year by Lisa Ward. I seldom get the opportunity to chat with her. She does so much for this event, she gets contributions from local businesses and organizes the parade to make everything go smooth. Thank you again for your dedication Lisa. The July 4th picnic was chaired by Mike & Tracy Trott and they put a lot of sweat equity into that event. Manning the grill, setting up for the picnic, getting everything prepared for the event. Dave, Susan Neumeister and Tracey Trott did paint night and created a scalloped brick beach scenery and it was a sold out event. Mike and Kay Whaley had another successful Bingo night with 3 extra callers from the board of directors. Tracey Trott and Susan Neumeister said their stamp night wasn't attended as they would have liked. The theme was Christmas in July. July 25th will be the food taste off and Susan and Dave Neumeister are taking over for the Ernst family that sold their place here. Vince said that if any of the events chair people need anything to let him or Lynn know. **Boat Storage-** Dale Verga wanted to thank Troy and grounds crew for painting the lines and spraying the weeds in the storage. Everyone that has a slip is still responsible for weeding their own slip, if not we will write you up. We have 5 or 6 people who haven't sent their paperwork in. We have 17 people on the waiting list to get a slip. Beautification-Missi Clark wanted to thank the 60 people who attended and participated in the cleanup day. We have started the **National Monarch Butterfly Registration for the Butterfly Garden at McGee Park**. This has been in the process for 3 years. Susan, Mike and Kay have been watering and weeding. Missi has discovered that some of the plants that she had planted by the pier have been pulled up or removed, she said she has spent time researching and planting certain flowers and she would appreciate that people don't pull them up. These plants are hummingbird and butterfly supporting plants, we planted them to attract the birds and butterflies. Missi would like to have a decorative fence by the pier flower garden, because bikes, golf carts, dogs and people went thru this area and it is damaged. Joe said do you have that done yet? Everyone giggled. Keith said that Missi mentioned about certification of the Butterfly garden to the National Monarch Butterfly Garden Registration. There are a bunch of minimum requirements and after 3 years of working on it, we will have a nice thing to brag about. Keith also mentioned that Vince & Lynn added a bunch of flags to the community. He thanked the committee for doing that. Cathy Ortel wanted to mention that during the cleanup day, she wanted to thank Joe and Fred for handing out beer and water to all the people helping on cleanup day. We all enjoyed it. Keith mentioned the new wildlife re-introduction and conservation committee and that would be Mike and Kay Whaley. Keith asked them to come up and talk about the project. They erected 6 blue bird house along Assateague Way, and are calling it the Bluebird Trail. Mike said that they keep checking and 4 of the 6 nests had been used already. They have to be cleaned out and there will be another nest built in the house. They will have 3 different nesting's a year. Mike also said in the places in the community that do not have sprinkler system, you can use the sprinkler can and water the butterfly bushes in McGee park, that are not getting watered. That would be a big help. Mike brought up about erecting purple martin bird houses, they eat a lot of mosquitos, and that is what we are looking into and getting info for purple martin houses. Cornell School of Ornithology has the information that we need. We are just making A.P. "The Place to Be in O.C." Keith said that they are contributing and looking into how to attract these birds into the community and it only enhances our community. I have noticed more bluebird's than I ever have, this year. Fred asked if Mike could sing like a bluebird and Mike answered he didn't want to. Everyone giggled. **ECC-Cathy Ortel-** As many of you know I have sold my home this year at Assateague Pointe. I tried to get out of this job for years and the board wouldn't let me quit but the board wants me to stay. We are on the 2nd round of inspections. I would like to thank Mel, Tom, Dave and Cathy for their help in doing these 2nd inspections. She said there are a few that we are going after hard this year. They have multiple violations. Cathy said I hate to pick on you 2 but, Mike and Kay Whaley have you got a rental agreement filed at the front office for the new bluebird houses? Everyone got a giggle out of that. Cathy said that the ECC is not allowing any standout colors for the courtyards and driveways. She reminded everyone that if you want to do anything on the outside of the home, you must submit an ECC form. It can be a very expensive, time consuming and hard work, if you have to change the color on your concrete courtyard because you didn't get an approval from the ECC for the color. She reminded everyone that heat pumps are not allowed. Joe said I have heard comments that how can we keep Cathy on as the ECC chairperson. Joe said that the board has the right to have anyone they want to

chair events. An example is the golf tournament has Tony Matrona, and several other people who have chaired that are not homeowners. Joe said that Cathy accepted the job as the chair person for this committee, even though she is no longer a homeowner that the board is very happy that she has accepted to stay on and do this committee. It is a tough job and has learned a lot over the years. She knows how the system works and if we ever have to go to court, she knows what is required. Joe said that instead of complaining about her staying on they should be thanking her. Everyone applauded. Keith said that this was the first committee he was on in the community and he said that he would not take over this committee because of the amount of work involved, paperwork, follow ups, and hearings. It is very time consuming. **WIFI-Barry** said it is up and running for the last 6 months. We sped up the internet speed, added extra antennae's, some had been struck and had to be replaced. The connection problems over the last few years are due to devices per house has increased to about 10 per home, where it used to be 2 per home. When you do not turn off a device, you are eating up the band width, which makes it difficult to get on the system. We have a time out period and it will disconnect you after 1 hour of inactivity. Comcast has had many problems this spring. If you do experience trouble, you may call Val at the office and tell her which antennae number you have, and she can relay the message. **Pool-Barry** said this is the least amount of money we have spent. The budget is around \$5,000.00 and only \$1,200.00 was spent this year. We had problems with the pumps after Memorial Day. GLASS IS NOT ALLOWED on either of the pool decks or the crab room. When I'm not around the pool area or deck, the life guard will enforce the no glass rule. Hope everyone enjoys the pool party.

8. **Old business-Cats-** 15 were feral cats removed from the community in the late fall. The board has tried to curb this legally by asking homeowners not to feed the feral cats. **B-Golf Carts** are to be driven only by licensed drivers. **C .Dogs-** We have a dog park for a reason, you have to be vigilant about cleaning up after your pet. Pet owners need to respect other homeowner's lawns and not let their pets on 20 foot leashes that allow dogs to go into people's yards and do their business, and it leaves brown spots on their lawns. Take your dogs to the dog park.
9. **Wall of Honor-**this award is given every year to someone who has gone above and beyond, is dedicated and doesn't have to be a homeowner. The award this year goes to another distinguished advocate of our community. While I was researching for this BIO... Interestingly, this year's winner has affected more areas of the community than anyone probably realizes. The recipient has 2 children, currently has no grandchildren, but over the years has adopted numerous individuals into the family. A softball/volleyball parent. The recipient is not an actual homeowner but has associated with the community for 15 years. The recipient is a hard working individual, a "jack of all trades" in fact even works on personal time. Someone I'd call a workaholic. When not working, the recipient likes to fish (but doesn't get to do much because of working) but also has a love of music & dancing. From this point on, you all might start getting a glimpse of who I'm talking about, but I'm not ready to do the reveal just quite yet. Having grown up on a farm, the recipient developed an unstoppable work ethic and a deep love for animals all the while developing a hatred for bailing hay. This person has been credited with being an amazing cook, problem solver, builder, crafty beyond crafty, florist, gardener, and as mentioned, animal lover. If you haven't guessed by now. This final revealing factor may surprise you, well she is obsessed with ZZ Top, if a song comes on the radio, you will see this chickie take to the floor like no one else's business!! She absolutely loves their music and knows every word of every song!! It is my honor to invite Brittany Sharp to assist with inducting her mother, Valerie Sharp into the AP Wall of Fame. Valerie was very thankful and emotional. She said she would keep up the good work and thank you again to everyone. Joe said she is one of the unnoticed heroes of the community. She treats this community like her own. She volunteered a lot of her own time to help chair people. Even though she is not a homeowner, it is well deserved honor. Keith said he and Brittany have been texting for several weeks and she was a tremendous help on the bio, but Val usually has a way of finding out things. So we put the secrecy lock on this so we could get to this morning without her knowing. Joe said she is the one who usually orders the plaque, gift certificates, so you can imagine just how difficult this was.
10. **Introduction of 2 candidates-Joe McGee - Lot #15** – Everyone here knows me. I have been in the community for 27 years and have been active all 27. I try to please everybody and you all know that about me. I was entertainment chairman for the first 6 years. I have also been on the Board of Directors for the past 21 years in which two of those years I was Vice President and have served as President 19 years. I am also on the board of the Hurlock Lions Club as Past President, and currently I am treasurer. I enjoyed serving the community and hopes to continue to do so with your support.
Barry King- Lot# 81 –I have a resident here since the beginning. I have enjoyed this community immensely. In

my younger years, I couldn't do what I wanted to, but have gotten involved in this community. I was born and raised in York, Pennsylvania. I am married to a wonderful wife, Sandy for 34 years and I have a great son, Hunter. I am a retired insurance agent after 33 years. We have been a lot owner from the beginning and the community looks as good as our very first day here at Assateague Pointe. I currently serve on the BOD as the member at large. I was appointed by Joe McGee after Bob Molle stepped down from the BOD. Before accepting the position on the board, I have been maintaining the pools, both buildings and repairing or purchasing new pool furniture. I have been heading up the WIFI system as well. I also volunteer to help at bingo, or any of the events of the community whenever possible. I have served on several boards over the years in my local community as well as vice president of a Centennial Celebration in York. I enjoy working for the owners at Assateague Pointe and Thank You for your support. Have a great summer.

Keith said that he has known Joe and Barry for a long time and the board works behind the scene almost every day with phone calls and e-mails going back and forth about things concerning the community. Valerie keeps us in touch with what is going on in the community. There is constant communication within the board. If there is something you have a concern about, you can go see Valerie or any board member.

11. Open discussion: **Paul Coleanne-Lot#465** has adopted a part of Route 611 from frontier Town to the Organic farm. He asked that if anyone would like to volunteer to help clean up that area, he lives at 11828 West Buccaneer Drive. He asked Dale if the weeds in the storage yard taken care of by the grounds crew. Troy said that we ask everyone to take care of their own slip as far as the weeds go. The grounds crew does spray. He asked Troy about the increase from \$100,000.00 to \$150,000.00 on the line of credit and is it paid off. Troy said the original \$100,000.00 has been paid off since last August. Joe said the reason we had to increase the line of credit was at the end of the year, we did a bunch of electrical stuff and I did not want a special assessment. In past years this line of credit is usually paid off in January or February, but this year it was paid off by December. Joe said it is a heck of a lot easier to have that line of credit, if we need it rather than having to wait. Paul said Barry made a reference to the WIFI inactivity. Barry said an IP address is given for every device, and it used to be a 3 hour cut off and now it is at a one hour interval of inactivity. Paul asked about glass at the pool area, do they get a warning or do they get a fine? Barry said that they get warned. He said it is newbies that are unfamiliar with it. Joe said that if a life guard asks to look in your bag and sees bottles, she can kick you out of the pool area. Paul asked about golf carts and using a cell phone while driving a violation. Ray Coates, the association's lawyer, and he replied that it was not a violation. **Will Farrell-Lot#276-** said he wanted to be informed about anything done to his property before it was done. He was concerned after he paid over \$2,000.00 on his lawn and the county came in dug up lawn for the water meter box to be at ground level, so the grounds crew could go over it without damage to the mowers. The county said that Troy ordered it done. Troy said that when the county had to come out and fix one they were leaving the sleeve above the ground by 3 to 5 inches above the ground and he told the county to make it ground level so the mowers could mow over them. Will asked about the music at the pool to be turned off at 6:00 PM instead of 8:00 PM. Joe and Barry told him that the timers are set to go off at 8:00 PM. **Donna King-Lot#268** – I ride my bike a lot and the homes by the water, on the back sides of their homes are additions. There is one house that has a sliding glass door that is not on the water side, it is by a pond. They have added a deck by their slider. They have enlarged the steps. I have a slider in front and I can't reduce the width and extend it over in front of the slider, It is lot#107. Barry said that after you came to the office, I went out and found that is a full length on one side and the other is only $\frac{3}{4}$ length, so they had room to put that on, without going over the square footage. Joe said the county has the specs on the A.P. square footage, not A.P. She then she asked about 2 neighbors who have fire pits burning wood in the community. Cathy Ortel said charcoal ONLY-no wood burning, and no open flames. Cathy said she goes after whomever the complaint is about and she refers to the complaint as being noted, not anyone's name that let me know about the violation. If you see this, we will need it in writing with the lot# on the complaint form, because we need documentation. Mike Whaley said he had Blue Rooster came in and converted to a propane conversion. Donna asked about the lack of letters for power washing and weeds were not sent out the first time because everyone needed to that this year, and she said that people said to her that they did not get a letter so they are okay. Cathy responded that the second round going out soon and it will be addressed if it wasn't done originally. Donna also asked about the meters being

replaced, after 25 to 30 years the mechanical gears inside the meters wear down. Are you going to replace them? Troy said we haven't yet. Joe said we usually replace 20 per year, but we will take that into consideration. **Pam Baron-Lot#403**-I've been here for 2 years and have experienced theft since I have been here. Valerie told me to contact the police and a board member said to install a camera. I want to spread the word and have found out that other people are having problems in the community. This was happening from September to May. My sister Patty is on the other side of the development and her neighbor had a problem. **Patty Brockmeyer-Lot#457** – said her neighbor had a \$400.00 light house stolen out of the front lawn. Report to the office, and call the police and report. Keith said that there are things we can do, game cameras are put out into the community and no one knows where these game cameras are. Patty was concerned over the electric being off and she wasn't notified. Do we get notices when things like this a planned? I lost about \$250.00 worth of food because the electric was off for a long time. Troy said everyone's electric was off at one point or another for the tighten downs at every home. Troy said that e-mail blasts were sent out and obviously they made a mistake and forgot to turn on your electric when they were finished. Troy asked if she was signed up for e-mail blasts. You have to sign up for that on our web site in order to receive it. My next question is I have skirting damage and there wasn't a border when we bought. It is up to you to install borders around your house, shed and flower beds. Someone is taking picture of me walking my dogs, and they pee on a lawn. We can't take our dogs to the dog park because when we go there we have been told our dogs are not friendly so don't come in. Joe said to find out who it is and report to Cathy and the front office. Cathy said we fought for 3 years to get that, and it is for everyone. **Melanie Fluck-Lot#16** had a question about the corn-hole contest is in the parking lot and no one can park there. Joe explained why the event is in the parking lot and said it is only for a few hours. There is parking on the sides. Melanie also asked about a handicap ramp. Barry said the board was looking into that in 2020 when the pool is scheduled to be redone. Rosemary Patricelli-Lot#321 asked about a concrete contractor that could fix the cracks in her courtyard. Troy said she could call L.A.B. construction. **Carlton Shammer-Lot#522**-that the next door neighbor, lot#171, has 4 foot high weeds and they need to be taken care of, and behind the house also. Joe said that community property can be dealt with and the individual homeowner will have to deal with the ECC committee. **Sheila Jacobs-Lot#432**-said she has owned here for 25 years and is concerned about the rental. She asked if we could limit how many people can be in a rental unit. Ray Coates, attorney, said it would be up to the landlord. **Melanie Dixon** asked that in the rental papers filed at the front office, does it stipulate how many can be in the rental units? **Tracey Trott-Lot#251** asked if we could tell them how many can rent? **Ray Coates** told her a rental agreement has to be reasonable, and a Restrictive Covenant can be done by the Board of Directors. Ray said that as a land lord, you determine how many people are on your property. **Louise Miller-Lot#363**-Sewer clean out- is up to the county to take care of, **Brady Lund-Lot#243**-Solar light install at the dog park-board said yes, **Lois Wisser-Lot#223**-complaint about dogs running loose, people not picking after their dogs in the dog park, and other people without a leach on their dogs. Joe responded by saying to fill out a complaint form and hand in at the office. The ECC will send out a notice about the complaint and that notice does go into their permanent file at the office. If there is another complaint, it will be a fineable offense of \$100.00 and the fines double with any other complaints. Keith said we cannot stop anyone with dogs or renters. The dog and rental issues will be the responsibility of the homeowner. **Lisa Ward-Lot#162** asked about the no smoking ban at the pools, doesn't that include vaping? The board responded No Vaping or Smoking at the pools. She also asked about a community fire pit with benches next year. Joe said maybe next year.

12. This group up here is to save money for the community. Barry saved a lot of money this year, because of keeping a pool inventory. If you increase the dues, we can spend it but
13. Adjournment-Fred adjourned, 2nd by Barry and all were in favor. The results of the ballots-Joe-43, Barry-41 and Operating-31
14. Next meeting is September 22, 2018