

March 7, 2009 Assateague Pointe Board Meeting

1. **Welcome and Call to order by Vice President**-Vince Castelli. In attendance were Troy Purnell-Treasurer, Property Manager, Bob Molle-Secretary, Valerie Sharp-recording secretary, and 18 homeowners.
2. **Pledge of Allegiance and code of conduct.**
3. **Property Managers report**-Troy reported all the vehicles including the HOA trucks and all lawnmowers were ready for the season. The ground maintenance issues were addressed and Neil will be able to do some of the drainage problems with his crew. The other more involved issues will be handled by an outside contractor who has the equipment to do the job. **The trash dumpsters will not be moved across from the mailboxes.** It has been discussed to put 3 concrete pads in between the existing trash receptacles as soon as they assess the situation next year and see if the work needs to be done and how they plan on funding it at the time. The cost will be \$8.00 per square foot, there is 100 square foot per pad, which is \$800.00 per pad. A total cost will be \$2,400.00. The trash issue has been a problem since the introduction of the larger trash receptacles. The Association has saved a lot of money by going to the larger cans, but we still have **homeowners that DO NOT PUT THE TRASH INSIDE THE CANS.** There is a need for ramps between the cans for people to be able to toss their trash easily. With these concrete pads and the video cameras in place the board hopes to alleviate this problem.
4. **Treasurers Report**- Troy reported that we have \$26,000.00 in excess revenue. The different expenditures will be paid and it will change this figure. We will have the third party accountant's report very soon and it will be available from the front office. As of January, we were \$8,000.00 under budget due to maintenance costs being down. We have 2 issues that are popping up the first being the economy. In our accounts receivable, we have \$12,000.00 in liens. We send out 3 letters,(notices). The first states that you are late. The second letter states that you are 2 quarters late and you can contact the office to make arrangements for payment or it will go to a legal issue. The third notice is a statement that states you are past \$1,000.00 and legal action is in place. Troy stated that we have 8 liens in place. The second issue is the budget, it was not increased. There is one area that has been talked about, is a special assessment done for the needed road repairs. Vince Castelli was asked about the Verizon phone bill being high. Troy told him that there were 3 phones on that bill. One is for the gate attendants, and the other 2 were the payphones, and the price has been reduced from last year. Vince asked Valerie about the Comcast cable bill. She told the board that the contract was signed on November 24, 2008 and they are still billing at the old rate. She has sent faxes and left phone calls and has not received any information as of yet. She will ask about honoring the contract since the day it was signed. The board has asked Valerie to get information about the Direct TV for the 3 buildings, and report back to the board.

Committee Reports

1. **ECC-Vince** asked about the fine results. Troy said most had been paid, there were 2 that were not, and these two also have over due home owners dues. Linda Thompson who is on the ECC committee was concerned that Lot#260, East Cannonball) still hasn't cleaned up. Bob Molle said that that they did clean up a lot. It may not look like it should but he has done the work. He did paint the silvertop and he did repair the broken windows and he did pull most of the weeds.
2. **Budget-** Andy Lapinski had a concern about the road cost and the economy right now being so bad. Vince Castelli said that the longer we wait the more expensive the job will be because of more erosion to the roads. WE have 3 bids for the roads.
3. **Entertainment-** Elaine Davidson told the board, that she will have a meeting to discuss the upcoming year of events. Carl Thompson wanted to know about the costs of the events and that some have spent over what they collected
4. **Boat Storage-** Vince addressed a concern Valerie had been asked about by a few homeowners that are still on the waiting list for a storage area slip. The way it stands now is that everyone has from January 1 thru March 15 to pay \$25.00 and then Valerie calls to let you know that your storage space is not paid for and that it will be \$50.00 until April 15, if it is not paid by then, it will be given to a person on the waiting list. It was asked that the fee would be \$25.00 from January 1 thru February 15th and from February 15 thru March 15 it would be \$50.00, after this date it would be able to be given to the next person on the list. **Bob Molle made a motion that the boat storage fees effective as of 2010 to be from January 1-February 15 at \$25.00 and \$50.00 from February 15 thru March 15 and after that it would be given to the next person on the waiting list. Vince Castelli seconded the motion and everyone was in favor.** This is to be put into the next newsletter. Troy is going to try to get a few more slips available. He suggested that at the entrance to the boat storage area, if the fence is moved forward toward Assategue Way, we could get a few more spaces.

Old Business:

1. **Drainage Issues-**Troy Purnell said some of the areas can be done by Neil and his crew, but there are a few that will be completed by an outside contractor with the expertise and machinery to get these completed.
2. **Sign-**Boat storage sign is finished and Valerie had talked to him and as soon as the ground is dryer he will be able to set the posts and erect the sign.
3. **Dumpsters-** **Bob Molle made a motion to go forward with getting the concrete pads in the trash area ASAP.** Vince 2nd the motion and all were in favor. Troy said as soon as the temperature and weather was condusive, it would be done. Bob Molle would like every thing completed before the season starts.
4. **Rec. Center TV-** **Valerie reported that we can not get parts for this TV. Bob Molle made a motion to purchase a new TV. Vince 2nd the motion and all were in favor.** Valerie was asked about the remote controls for the TV's. She said that the batteries are still being taken out of the remotes but so far we still have the remotes. Jerry Suita-Lot#5 said he would donate a few remotes for the TV's. Valerie thanked him.
5. **Front Gate-** Bob Molle reported that the loop under the exit gate is getting moisture in it and causing a malfunction, Dave has guided Valerie in getting the gate to work properly over

the phone. Troy has talked to **Roadrunners Paving and they will put the proper sealant on when the weather permits.**

6. **Road bids-** Troy explained that by waiting any period of time would be more damage to the existing road. What we would be facing would be total replacement of the road surface, which would require digging up the entire area because water had gotten under the infrastructure and weakened it. As it stands right now we would be resurfacing. Troy said we have some money allocated for the roads and money in the operating fund, but there isn't enough, so Troy said that it would require a special assessment, which would be around \$100.00 per homeowner for each division of roads per year until the project is finished. This year it involves the phase 1 area, which includes Baywatch, Bayridge, North and South Saltpond Way, and the eastern part of North and South Longboat Way. Troy said that there are 3 different widths on the streets in Assateague Pointe. Assateague Way is 50 ft, North and South Longboat Way are 40 ft. and the side streets are 30 ft. wide. **Troy said that before there is an assessment a postcard would be sent to every home owner to notify all home owners about the assessment and they vote on it.** Vince Castelli asked if there were any questions from the homeowners that were present. **Discussion:** Bob Ernst-Lot#129 wanted to know if the company that would be doing the paving would be able to do individual driveways in the area to be resurfaced.
7. **Doors-**Valerie said all doors are ordered and they will open out, according to code. Carl Thompson suggested a heavy duty pneumatic closer on all these doors. Bob Molle agreed and asked Valerie to make sure it was completed.
8. **Boat Storage Lighting-** Lighting is needed in the storage area, so at night it can be viewed and monitored by the cameras. They will be mounted at each end of the storage area and should light as much of that area as possible. The board asked Troy/Valerie to call Frick and get a price quote. **Questions-Bill Daywaldt-Lot#271** asked if we had to add electricity and poles to that area. Bob Molle answered no because we have existing poles already in place with electricity, but we will have to pay for the new light fixtures. **Fred Verga-Lot#465** said his boat is in the storage area and it was broken into, nothing was stolen.
9. **Cameras Installed-Bob Molle** said the proposal is to install 2 cameras on the pier, one facing the bay and the other facing the pier entrance. One for the Basketball court. We can record for 3 weeks of viewing and if there was an incident we could monitor the DVD. This system would not be hooked up with the others in the community at the gate house because of the expense.
10. **Events spending-**Bob Molle stated that the events that have lost money in the past should be looked over by Elaine and her committee and they can decide how it can be done more efficient or just cancel the event. He also stated that the committee should come up with their findings and inform the board. Elaine responded by saying that a couple of the events were not good, because of last minute changes in the chair person or other circumstances. She also stated that for the last 16 years there has always been \$5,000.00 allocated for all of the events. This year there were 6 children events that are free. In all of the years that there has been this committee, they have never gone over that figure. Bob asked about the cut off dates and Valerie stated that it is common practice to wait until the day before or the day of the event to sign up for it, because the homeowner decided to come to the beach that weekend.
11. **Pool Contract-Bob Molle made a motion to accept the bid from Atlantic Aquatech for the pools this year. Vince Castelli 2nd it and all were in favor.**

There was discussion about leaving one pool open after Labor Day. **Bob Molle made a motion to close the Rec. Center pool on September 7, 2009-(Labor Day) and extend the Clubhouse Pool to be open until September 20, 2009. Troy 2nd it and all were in favor.**

12.Solar Panels for pools-Troy addressed this issue by saying he has asked John Jarvis for a bid. We did this with the Motels in Ocean City, back when energy prices went thru the roof about 20 years ago. The maintenance that we did on those panels was much more than we anticipated.

13.WIFI-Troy said he doesn't know the status of the Worcester County WIFI but he will ask the County Commissioner and get back to the board.

14.Vince Castelli wanted to thank Tom from the county water department on reporting water leaks in the community and Valerie for making sure these home owners were notified. Everyone gave a round of applause.

15.Open Discussion:

A. Carl Thompson-Lot#108-The perimeter of the boat storage yard needs attention. Branches cut back, stones leveled off; it needs to be sprayed for weeds. He also wanted to know about the delinquent homeowners, where he is from they will go in and turn off their electric and gas as of April 1st. I do not think it is fair for these people to be able to come down and still enjoy their beach home and they haven't paid their dues. Vince Castelli asked if this was just in Pennsylvania, and Troy did not think so. Troy said he would have to find out but it wasn't a bad idea. **Linda Thompson** is concerned about the number of cats still in the community. In her development at home she found out that if someone is feeding them they are responsible for them. Valerie told her that is the case here. Valerie was asked by the board to call the SPCA. **Craig Bell-Lot#513** wanted to know if the pipes behind his house that are draining into that pond can be replaced he stated that they are rusted out and could they be replaced with a plastic insert. Troy will look into. **Carl Thompson** brought up the subject of putting a wire fence along the edges of the pond and the geese can not walk out and it deters them from going into the pond. The wire being used is about 4 inch opening. There was a concern about children being caught up in the wire fence. Troy said that this year was the least amount of geese here in a years. **Delores Brown-Lot#390** wanted to know about why Choptank Electric is turning the electric off for 8 hours in April. Valerie told her that the reason is that they have to replace transformers in several locations. Delores was concerned about knowing when Choptank Electric was going to do this and she doesn't have access to the internet. Valerie said she would call Delores and 7 other homeowners that do not have internet access. **Rollins Brown-Lot#390** asked about the water tasting a little irony. Troy said that the lines are stagnant after not being used all winter. The county flushes the lines, and when someone comes down and you first open the spigot it has a taste to it. **Fred Verga-Lot#469** what is the difference between the 20yd and 30 yd. dumpsters as far as the cost. Bob Molle explained that it is the number of pulls that is so costly and by using the larger ones; we don't have to have them pulled as often, so it is more cost effective. Will the new concrete pads back there hold up considering the slope that is behind there? Troy answered by saying that the contractor will be digging it out and first laying

and tamping down the stone, and then start pouring the concrete. Fred wants to know if there will be any more slips being added? Troy is looking into expanding the storage area by the entrance where the gates are. Bob Molle-Lot#308 suggested maybe using wind turbines by the bayside to produce energy for the community. Vince Castelli said that up home the turbines run around \$10,000.00 to \$15,000.00. He did not know if that included installation. Troy will find out from the Public Service Commission and do the research. **Carl Thompson-Lot#108** wanted to thank the board for having the phragmites taken care of down by the Bayside. Vince Castelli said that Valerie did all the research and got the job done. She did find out that not only are they not a native plant but also a fire hazard. There will be the next application in the fall of this year. You have to treat them when they are in bloom, which is in the fall.

16.Next Meeting-May 2, 2009

17.Meeting adjourned at 10:55 AM