

Board Meeting Minutes for November 17, 2018

1. Welcome and called to order by President Keith Shoff. Pledge of allegiance was done and everyone was asked to turn off their cell phones. Keith asked if there were any new homeowners. Dick Wakeling of Lot#165, said this was his second time around, they decided to buy in here again because it was a nice place. Debbie Grothe-of Lot#314, said we have been here for a year and a half and it is nice meeting you. Keith welcomed them both. There were 23 homeowners present and Keith Shoff, Barry King, Fred Verga, and Valerie Sharp.
2. Property Manager's Report- Barry read Troy's report. He the 2018 season was wrapped up early this week, the crew is laid off. The Rec center erosion control has been completed for this year. More erosion control will be re-done in 2019, which is in phase 1. The mowers will be serviced. There will not be another mowing due to the soaked ground. Jay will be cleaning the bathrooms over the winter. The pool cover is in and Best Aquatic will clean the pool before the cover is put on.
3. Treasurer's Report-Fred Verga read Troy's report. We are ahead of budget\$35,911 due to higher than budgeted electric charges \$27,390 and transfer from reserves of \$14,000 for tighten up. Expense-Amenities - under budget by \$16,594 due to minimal furniture and equip purchases under \$11,879 and pool maint. under \$3022 and entertainment under \$1692. Expense - under budget by \$6710 mainly due to less vehicle maint. under \$8832.Maintenance - over budget by \$4587 for lots of reasons. We are over in categories elec system maint \$17,407 and bathroom renovations over \$25,916 but this is offset by special projects under by \$17,253 erosion control under \$9,525, and equipment under by \$2,686. .Utility expense - over budget by \$11,979 due to higher than budgeted electric costs\$6,708 and WiFi support over \$5,716. .Overall we are \$42,649 ahead of budget and right now we owe Bank of OC \$150,000 reflected on the balance sheet where in years past we have only been at \$100,000 but with this surplus of \$42,649 we are on track. We should have no problem paying this down over the winter months. Overall we are in great shape.
4. Old business: **Barley straw**- Keith said that it should be put into the ponds in February so the barley can start to work, it breaks down the enzymes to inhibit the algae growth. We have had issues in previous years to get it in that early, but we will try again this year to get it in as early as we can. That is when it does the most good. **Work Orders**-clubhouse ceiling spots need to be painted. Troy called Chesapeake Roofing. **Cameras**—3 new camera locations because we have found blind spots that we want covered. Keith told the story of the skinny dippers that were caught in the pool after hours by the gate attendant. **Fountain**- After discussion it was agreed to do the 1 HP. Keith asked if we can have a delayed install, (in the spring). Do they need a deposit, when would the warranty be in effect, when it is installed or when it is bought? Which company are we going with, and will they hold this price until spring? **Budget**- the budget was presented at the last meeting in September, and posted on the website for everyone to look at and ask questions. We have had numerous conversations, and there isn't any increase in the dues. **Barry made a motion to approve the budget as presented. Fred 2nd the motion and all were in favor.**
5. **Footprints**-Homeowner News-Pat Molle-Lot#308 broke her leg and is recovering. With her and Bob being in bad shape, we ask you keep them in your prayers. She would probably appreciate get well cards. Mr. James Hauer-Lot#307 died in September of lung disease. **Anything good for the community- Barry reported that in the quarterly HOA billing, there will be a form for all to fill out completely and returned to the office. This is to update all the records for the community, which hasn't been done in 12 years.**
6. **Committee: Storage**-Dale Verga said that she has a new form that is easier to fill out. The stickers will be put on by the storage area next year. Keith said that this year if you do not pay before March 15, you lose your spot, no exceptions. Whatever is on the slip will be removed at your expense. **WIFI**-Barry said that he can remotely reset the system from home in York, PA. Now. He also said that the system is now 10 years old and needs some upgrades. The quality of the upgrades has improved a lot and the prices have gone down. We are going to put in a few experimental antennae's over the winter in the strategic spots we have been experiencing problems, and we will see how they work. If they work as proclaimed by the manufacturer. I will be presenting it to the board for replacement of the rest of the antennae's in the community. They are keeping a watchful eye on this system, because of the age of it. **Beautification**-Missi sent her report to Keith. Keith reported that we are officially a certified Monarch Weigh Station for the Federal Government. Our sign and certificate have arrived and will

probably posted in the Flutterby Garden at the front pond. Keith thanked Mike & Kay Whaley for starting this endeavor about 4 years ago. It has gone thru several changes over the last 4 years. It all came together this past summer and I want to thank everyone that had any involvement in this. This is another little notch for Assateague Pointe to have this added to our community. Give yourselves a round of applause on that one. Mike and Kay Whaley reported the status of the bluebird houses in the community. Barry asked if there were any vacancies and Mike said they were closed for the winter. Mike said he had seen a lot of activity around the nests, but we were not sure it was bluebirds. Although we did see bluebirds around. He also wanted to mention that when they were by the Flutterby Garden, they noticed 10 larvae on the plants and later in the summer they saw 3 Monarch butterflies, so it's working. Finally we got the sprinklers set in the right place because they were not hitting the garden. Fred let everyone know that Mike & Kay set up 6 birdhouses on Assateague Way and also gave a hand in the butterfly garden. Fred asked everyone to give a hand. Keith said that Mike & Kay have signs up for vacancies. Cathy Ortel said to make sure everything goes thru the ECC first. Everyone laughed. **Pool** – Barry said that now that we approved the budget, I can order the necessary replacements. There were 2 chairs, 9 chaise loungers, 1 umbrella. There is a 5 to 7 year life span on furniture. The cost of the replacements will be around \$1,200.00. The umbrellas will be re-canvased. The pool cover wasn't ordered in September, so it delayed the covering of the pool and it will have to be cleaned before it is covered, which will cost us more money. The cover will double the life of the plastering job that was completed. **ECC**-Cathy Ortel reported that in the next HOA billing, the fines need to be included. This year the people who have not communicated with the ECC at all and did not do the work will receive a fine. Cathy asked about the person who has missed 2 hearings, what is the status of how many times can you miss an appeal hearing? Keith said he would talk to Ray Coates about the appeal hearings, fines and the administration fees. **Entertainment**-Vince Luca reported that 70 people attended the volunteer party, and it was catered by The Surfside Rooster. We changed the menu up and everyone liked the food. We have 2 more events this year. The first is the children's Christmas Party which is December 1, 2018, and the New Year's Eve Bash. We will need chairpersons for the July 4th parade, and the Farewell to summer. We are talking about changing up the Farewell to summer food. We are going to be asking the chair people for next year to supply us with e-mail addresses and phone numbers, for better communication between our committee and the chair persons. Vince thanked everyone for the successful year and looking forward to next year. Keith and Fred both thanked Vince and Lynn for all their hard work.

7. **Open Discussion**- Barry King said the board is looking into different things around the community. One of them was the cameras. Events are very well attended, and the board is asking how we can improve it. We tried an experimental Farewell to summer, and we gained a lot of information from it. The information that we gathered was that the Clubhouse will now have our own ice chest, so we don't have to keep leaving and getting ice. We will be replacing the refrigerator that is over 20 years old, with a commercial one, if we are under budget this year, we can get these 2 items. The freezer is 18 years old. Paul coleanne-Lot#465-asked the cost of the pool cover Barry said it is was between \$8,500 to \$9,000.00. Paul asked about the 2 work orders he put in and were never completed. He wanted to know who to contact. He was told to contact Troy Purnell. Paul asked if we are getting an ice machine or an ice chest. Barry said we are getting an ice chest because if you get an ice machine, you have to go thru the Board of Health. Paul said that his family sponsors an area on Rt. 611, and if anyone would like to volunteer to help him pick up, please get in touch with him. Dick Wakeling-Lot#165 asked about the house on Bayridge Drive that is in shambles and what is being done? Valerie contacted owner and nothing was done, so she contacted Cathy of the ECC. Cathy Ortel sent a letter out to the surviving spouse to let her know of the problems. The ECC stopped the appeal process because of the death of her husband. It is in the process of being taken care of. Cathy asked Mr. Wakeling if he would be interested in helping the ECC. He said sure.
8. **Next Meeting**-March 23, 2019
9. **Fred made a motion to adjourn the meeting, Barry 2nd it and all were in favor**