

July 12, 2008 Minutes for the Annual HOA Board Meeting

- 1.) Welcome and Call to order, Introductions & Invocations by President Joe McGee. There were 43 homeowners present and board members: President-Joe McGee, Vice President-Vince Castelli, Treasurer-Troy Purnell, Secretary-Bob Molle, Recording secretary-Valerie Sharp and Attorney-Ray Coates. Vince Miller was admitted to the hospital last night and can not attend. A prayer was said and the Pledge of allegiance and rules of conduct were gone over by Joe McGee. Joe said that 52 proxies were turned in.
- 2.) **A motion was made by Vince Castelli to approve the minutes without reading them aloud. Bob Molle seconded it and all were in favor.**
- 3.) **Treasurer's Report**-Troy Purnell reported we are under budget by \$1,700.00 in the Income, We are down by \$ 7,7140.00 for administration, Utilities we are over by \$13,704.00, and our special projects are not posted as of yet, because they are not finished. We have not paid for the trash because of the billing problems over the last few months.
- 4.) **Property Manager's Report**-Troy had 2 items to report on, the pools and lawn crew. Neil, head of the grounds crew, has done a fantastic job again this year. We have 7 areas in the community with erosion problems and storm management drain issues. They will have to be dealt with, with an outside contractor. Joe addressed the trash situation and the problems that have happened when the new trash receptacles were tried out at the beginning of the year. The smaller 8 yard dumpsters did not work for us and ended up being very expensive. We were originally told this method would save us around \$20,000.00 this year. The representative that told us this is no longer with the company.
- 5.) **Committee Reports:**
 - A. Budget Review-Mike Tebin-He had question on the 3 entries for cable of \$84.00 each. Joe responded by telling him that the 3 areas we have the cable TV's hooked up are the clubhouse, Rec. Center and the courtesy shack. These are billed as commercial property not as a residential. Mike will also need volunteers for this committee. If anyone is interested they can send their resume to the front office and Valerie will forward everything to the board. Bob Molle said the budget committee gets monthly statements every month and if there are any questions they are written down and forwarded to Mike and in turn he forwards his questions to the board for answers.
 - B. ECC-Cathy Ortel- If I could send out 2 letters, the first would be to every homeowner for their cooperation in keeping the community looking so good and the second would go out to my committee this year. I want to personally thank them for their time and effort on doing the inspections and doing follow up work. The major problem this year seems to be the roof vents. **The color of the roof vents should be black, brown, silver, gray or white.** We have 2 types of homeowners that **have not responding** to the notices.
(ECC-Committee) The 1st is the families going through a major illness like cancer, heart attacks, etc. We need a written response and we will address the situation and give you names of contractors that can do the work while the family is dealing with the health issue. The 2nd are the dead beats, they have violations continually. These particular habitual violators need to be dealt with legally. Anyone needing a contractor can contact the front office and ask Valerie for the list to get things taken care of.

Dara Murray-Lot# 507-wanted to know if the ECC could have a later first inspection date. Cathy replied that they had tried that in the previous year and with the inspections and written responses, the procedure wasn't completed by the end of our season.

- C. Activities-Joe McGee asked for anyone who might be interested in chairing an event, please contact Elaine Davidson or the front office. He said there are some yearly events coming up. They are the Shrimp Feast, Murder Mystery and the Pig Roast/Luau.
- D. Value, Safety, and Beauty & Ease of Mowing-Troy asked that you limit the amount of fertilizer and watering of your property, so the grounds crew can continue their work. The electric containers behind the lift stations will be painted by the grounds crew. The county has to be contacted to paint the 4 lift stations.
- E. Boat Storage- Joe McGee said that Darlene & John Hale have had health issues and was not able to do the storage yard. They have done this for years and have done a fine job. My wife, Sandy and daughter are going to do this job. A question was asked why the Diamond Paving Trucks are parked in the boat storage yard. The answer was that they do a lot of driveways in here at a discounted price and they also do repairs for the community for free.
- F. Pool & Pier Committee-Joe read through Carl's list of items of concern. Joe wanted everyone to know that we do not have a maintenance department here. Usually a homeowner that has experience will do the job. The grounds crew does a lot of extra things but they are not maintenance. The exhaust fans for the clubhouse and rec. center have been ordered and we are waiting on delivery. Carl requested new light wiring to each pool for 2009. We believe the problem was a burned out photo cell. Carl also wanted the electrical system to the storage shed repaired. Joe said we had the bad breaker replaced and was not aware of any other problem. Joe asked if there is maintenance issues please forward all your concerns to the board to be addressed. You can also let Valerie know and she will let the board members know.
- G. Beautification- Joe went down Carl's list. Joe addressed the issue of that not all of the flower beds got mulched this year. Joe said Carl could have said something and it would have been taken care of. The dead tree along Assateague Way be removed and the dead branches trimmed. **Joe asked Valerie to get Village Greens to do this.**
- H. Old Business-Golf carts-**Joe stated again that you have to have a valid driver's license to operate a golf cart. If you have a learners permit, you must have a licensed driver with you.** Board will discuss the issue of the motorized scooters in the development. Ray Coates will be asked for his input on this matter. Rental Agreements have to be on file in the main office according to the blue deed book. A letter was sent out to inform all homeowners. Joe said if any homeowner that has not turned in his rental agreement they will be taken off the list in the front office. There was a question about recycling. It was tried in the past and did not work. We can't get people to put just the trash in the receptacles, let alone try and recycle. The front gate reader was struck by lightning on July 4th. A homeowner has asked if our insurance would cover the cost of a new one. Troy answered that we have a \$5,000.00 deductible and the cost of the reader was around \$500.00.
- I. **New Business**-Paving of roadways throughout the park. It was asked if we should use tar and chip again or use asphalt. Joe has met with a Pennsylvania road maintenance man and his suggestion was that we use asphalt and use a double wide spreader for the

application. It has been suggested by this man that we do not have a center seam in the road. We will need estimates and/or bids to review. Joe added that to do this extensive job we might have to have a special assessment. Troy went over the tax bills and said that an extensive and informative article was in the Worcester Times Paper or you can go to the web site www.delmarvanow.com for more information. The next meeting is on August 23, 2008 not August 16, please change the marquis sign and on the web site. There are 4 nominees and you have to chose 3. The candidates are Dara Murray, Joe McGee, Vince Miller and Bob Molle. All of the candidates spoke about their qualifications. On the ballot there are 3 options to choose from.

J. Open Discussion

Melanie Dixon-Lot #320- I personally think the board is doing an awesome job. I've been here for 21/2 years. I volunteered at the last clean up day and I can not believe there were not more than 24 people out of this entire community to help. I had a blast and was very glad that I helped out in the community. I hope more people in the community volunteer next year. The night guard recognizes me and opens the gate, and I do not use my card. Joe said the board would be having a meeting to address this problem. She asked why there isn't any fountain by the dog walk area. Joe answered that there wasn't any electric to that pond.

Wayne Davidson-Lot#425 Asked about a bulk propane tank for the community.

Andy Lapinsky-Lot#408-Asked when the erosion problem by his lot will be dealt with. Joe responded that there were 5 properties that have extensive erosion and Troy is getting a contractor to do these properties.

Joyce Hudson-Lot#184- Would like to have a triple load washer added to the laundry center for the big comforters and bulky items.

Judy Reed-Lot#201- Asked about how many persons could be on one golf cart? Is that a violation? **On each golf cart there is a warning sticker saying not to exceed a certain weight capacity.** Her next question was to post a notice in the next newsletter about the garbage area being monitored and the amount of money being spent by the Association. Joe explained that has been done in the past and people only read parts if any of the newsletters that go out.

Keith Shoff-Lot#346-Asked about buying mulch, landscaping ties and other items used in the community in bulk and have Neil distribute throughout. Joe responded by saying Neil and his crew are busy the majority of the year with the mowing and weed wacking and do not have the time to do this kind of service.

Mrs. Stark made a motion to adjourn the meeting and Mr. Fluck 2nd the motion and all were in favor.

Joe received-62 votes, Bob Molle -57, Vince Miller-39 and Dara Murray-27
Excess funds into operating budget-54 Reserve account-10 refund-0