

January 21, 2006 Assateague Pointe Board Meeting- 9:00am

WELCOME and called to order by President Joe McGee. Present for the meeting were board members Vince Castelli-vice President, Troy Purnell-Property Manager, Bob Molle- Secretary, Valerie Sharp-recording secretary. Vince Miller-Member at Large was unable to attend. There were 10 homeowners in attendance. Scheduled speakers in attendance were Dave Ferry, Kevin Krashoc, and Brett Hair.

OLD BUSINESS: Rec. Center concrete work in the pump room. Joe McGee explained that we need to re-grade the concrete floor and set new drains in the Rec. Center because of water seeping under the wall and causing damage in the Rec. Center. This would involve taking out the existing concrete and drain and redoing the entire job. Joe would like a firmer bid from the contractor. There would be a lower cost if the contractor didn't have to haul away the broke up concrete. Troy will look into this and Valerie will contact the contractor again and get another bid submitted before the next board meeting. Joe asked what account this would come out of and Troy answered that it would be out of the **special projects account**.

ELECTRIC – Bid from Frick Electric to run an extra electric phase towards the warehouse gate to make that a 3-phase. This would allow the 3- phase fountain to run properly and possibly for a trash compactor. There was a discussion on the cost of the fountain and whether we should go with a rebuilt (short limited warranty) or new 1- phase with a 5-Year warranty. The other option would be if we had the electrical phase added we have the option of the 3-phase new fountain (5-Year warranty) and the possibility of being able to have the trash compactor. Joe tabled this until the board talked about the cost of the trash compactor, which would be addressed later in the meeting.

GATE & CAMERA SYSTEM-Bob Molle introduced David Ferry from Cooperative Securities to speak and answer questions regarding a new gate system. There were 3 major concerns about the revamping of the gate. **1.) UPGRADING THE CARD SYSTEM. 2.) UPGRADING THE INTERCOM SYSTEM- TO THE CLUBHOUSE AND REC. CENTER. 3.) INSTALLING CAMERAS ON THE BACK OF THE COURTESY GATE HOUSE POINTED TOWARD THE GATES.**

Kevin Krashoc was the next speaker; he was from Hawkin's Electric Company. After much discussion the board has asked for each company to resubmit their bids. They will have to include the following items.**1.)** An 18-24 inch proximity card reader with housing. All labor and wiring included, 2000 cards and all training. **2.)** Placement of additional cameras on the back of the courtesy building. One color 21' monitor and one digital recorder with 8 channel capacity. **3.)** Cost of tamper proof cameras to change out the existing cameras at the Clubhouse and Rec. Center. They must have their bids in before the end of January of 2006. There were several questions from homeowners. Ed Brunno-Lot#274 asked if a sign should be erected to state that vehicles were being monitored. Joe agreed with that suggestion and will get in touch with Ray Coates, HOA attorney. Joe stated that this job must be completed by March.

TRASH COMPACTOR- Joe wants Valerie to get an updated bid from the Waste Management facility for the cost of a compactor.

ELECTRIC-3 PHASE- Joe tabled this until we get all the information from the fountain costs, compactor costs.

OCCUPANCY VIOLATION LETTERS: will be sent out by January 31, 2006. There was an incident report filed by the gate courtesy personnel on December 17, 2005. The incident involved drugs. There have been more than one incident with this homeowner and his guests. Joe addressed the matter and is having Troy write a letter from the Board of Directors stating that if there are any more complaints the Board will seek legal action.

BOAT STORAGE AREA: Joe McGee stated a problem with the storage area. It has been brought to his attention about people who have something stored in their area all winter long, and when it comes time for renewal there are a few who are paying way past the cut off date. The board discussed this and decided that this year if you have not paid by March 15th, you will be sent a letter stating you have until April 1 to pay. If it is not paid a certified letter will be sent out and you have 30 days to remove your property off the slip or a fine can be incurred. The other problem in the storage area was about a registered commercial vehicle parked in there and going to work every day. This was a concern to the board and a long discussion followed. **Bob Molle made a motion to not allow a registered commercial vehicle to be stored in the storage area in Assateague Pointe. Vince Castelli 2nd the motion and all were in favor.**

POOL BID AND PRESENTATION: Speaker Brett Hair from American Pools came to answer questions and concerns from the Board and tell the Board of the way he will be operating the pools, if he gets the proposal. The board also will be getting a bid proposal from Atlantic Pools, at which they will be able to make their decision as to who will do the pools this year. The Board has decided that the Homeowners Association wants the pool company to supply enough lifeguards, regular testing and monitoring of the pool chemicals, quick response time with a phone number in case of a problem, must be open on Memorial Day of 2006.

TREASURER'S REPORT: Troy Purnell reported that last years assessments will be in place until the budget is voted on by the board for this year. At the last meeting, John Comegys-HOA accountant brought up the cost of everything constantly increasing. The major issue was the utilities bill cost. John explained that the August HOA 3rd quarter bill is sent out in mid-September and the dues come into the office in October and November. This causes a problem because the HOA is billed before those funds become available to use. John suggested a 4% increase in the dues to offset the highest bills of the season and so we don't have to pay late charges.

PROPERTY MANAGERS REPORT; Troy reported he has been assessing the erosion control in the community and has 2 contractors available to start the French drains, etc.

BUDGET- Joe McGee decided to table the finalization of the 2006 budget until this meeting. He and the board wanted to go over the items of expenses for the upcoming year. After going over all items and having questions answered as to cost, rate of inflation, etc. **Bob Molle made a motion to a 4% increase in dues for the year of 2006. This was 2nd by Vince Castelli and all were in favor.** Bob Molle asked a question that if at the end of the year we had a surplus, where would the money go? Joe answered that there are 3 options: **1-Refund to homeowners 2- Put into the Reserve Fund. 3- Put into the operating budget.**

Joe McGee stated that the 4% increase would be effective in the April HOA dues. Vince Castelli made a motion to proceed with the \$820.00 bid proposal from Dave Ferry to hook up the speaker system between the Clubhouse, Rec. Center and the Office. Troy 2nd the motion and All were in favor.

TRASH COMPACTOR: Joe McGee wants Valerie to contact the waste management company and get an updated bid for a 3-phase trash compactor. When she receives these they should be sent to all Board Members to study and bring to the next meeting to go over.

HOMEOWNER INFORMATION SHEET: Joe McGee said we need to update people's phone numbers, addresses, etc. This sheet should be filled out and returned to the office. It hasn't been updated for several years.

NEXT BOARD MEETING; MARCH 18, 2006-9:00AM

ADJOURNMENT OF MEETING