

## November 23, 2013 Budget Board Meeting

1. Called to Order, Pledge of Allegiance and Code of Conduct by President Joe McGee. Attending the meeting were 24 homeowners and the board-President Joe McGee, Vice President-Bob Molle, Treasurer-Troy Purnell, Secretary-Fred Verga, and Member at Large-Keith Shoff and Valerie Sharp is the recording secretary.
2. Property Manger's Report-Troy reported that the last day for the grounds crew was Friday, 22<sup>nd</sup> Nov. Troy said the crew has cut back 25 years of vegetation in the storage yard, stained the pier, (Joe added that 150 Ft had to be re-stained due to people not following the do not enter barricades) power washed the dumpster stairs and stained those also. All of the picnic tables were cleaned and stained. All mowers are put up for the season. The ponds concerns will be tested by Sequoia Landscaping because of the algae growth. As far as the erosion control, there are 2 areas that will need continued work.
3. Treasurer's Report-Troy that we have \$155,000.00 in the bank and that \$100,000.00 has to be put back into the money market account. As far as the budget we are under budget in operating expenses, down in administrative expenses \$21,839.00, Administrative Expenses-\$2,251.81, Maintenance-over \$5,702.86, Utility Expenses-under \$3,396.51, Amenities under \$17,454.28 and over all expenses-over by \$4,439.26. Our receivables are the lowest that we've seen in a long time
4. Old Business:
  - A. Pool Furniture: We need to purchase 15 Lounge chairs (approx. \$100.00 ea.), 30 heavy duty chairs (approx. \$30.00 ea.) and some tables. Umbrellas are on order
  - B. Paint Bid-Rec. Center and Clubhouse Ceilings- This is a good winter project, 2 bids have been received so far
  - C. Painting the playground equipment-need additional bids and it can be done in spring.
  - D. Washer/Dryer commercial- Troy is getting information on revenue sharing program
  - E. Roof repairs are completed on the Clubhouse and Rec. Center
5. New Business: Budget- **Motion made to accept the proposed budget and increase dues \$5.00 a month, which is \$315.00 a quarter for 2014. 2<sup>nd</sup> by Fred Verga and All were in favor.**
  - A. Comments-Carole Emory asked if the people who rent their homes out, should have to pay extra for using the amenities. After discussion the board has decided not to do this, due to the difficulty in "policing the policy. Elaine Galeon asked how many slips were in the storage area. Troy answered there are 172. Paul Coleanne asked the board to raise the storage fee by 5% because they raised the dues by \$5.00.
  - B. Insulation is needed in the Rec. Center and Clubhouse (currently @ R19 and should be upgraded to R30) and Clubhouse pump room
6. Special Projects:
  - A. 4 Camera's for the pier @ approx. \$3500.00
  - B. Entrance paving (due to settling and cracking) -Troy to get bids
  - C. Rec Center Cabinets and a sink.. @ approx. \$2500.00
  - D. Rec. Center flooring- This floor has been redone 3 times, we need to investigate options other than carpet IE: check carpet tiles, epoxy non slip finish- need bids for all
7. Committee Reports:
  - A.WIFI-Troy says that Barry King, a homeowner, has been an enormous help for getting this up and running and working alongside of the company that installed. The bandwidth has been reduced for the off season and will resume again in May. Joe McGee wanted homeowners to know that this system was set up to look at your e-mails. It wasn't intended to set your thermostats from your main home or view video cameras at your beach houses. If you would like this feature you may contact Comcast to set up an account for you.
  - B. Storage Yard-Dale Verga reported that the grounds crew has done an excellent job of clearing out all the brush from behind all the slips. She also said that there is one person who is still in the wrong slip. Dale also asked about getting additional gravel in the yard.

C. ECC-Cathy Ortel reported that she has 1 more hearing today. Some of our worst offenders have cleaned up their homes and properties. She also asked for volunteers. They must be in good standing with the Association, which means they have to obey all of the rules in the blue deed book. This would include not being here year round, and it does require that you are in the community most of the spring and summer. Please drop a note to the office if interested in helping us out.

D. Entertainment- Tentative List for 2014 Events was distributed. 2 more events for 2013.. Christmas Party chaired by Lisa & Liz + New Year's Eve Party chaired by Joe McGee

New homeowner's attending-Lot#104-Charlie and Jeannie Brinkman, and Patrick Tooman of Lot#89. Joe McGee welcomed them to the community and hopes to see them at the events and meetings.

Open Discussion: **Mike Whaley-Lot#90**-said that the 4 birdhouses have been cleaned, repaired and painted by Bill Ritter. The paddleboats have been taken out of the water and stored on their sides, so no water is stored in the bottoms. Mike said it will cost about \$1,000.00 to repair 6 paddleboats, and we need to replace some of the life vests. Joe said to get the list of materials needed and have Valerie order. **Paul Coleanne-Lot#465** asked about the excess revenue and expenses was stated by Troy as being under budget but it should be it is over budget. Troy agreed. Paul asked if Troy has a 5 year comparison from year to year for the budget and Troy answered yes. Troy said that this was a preliminary report for this month because the accountant was on vacation. Paul asked about reconciliation to "past months" .. Troy commented that due to billings, etc. coming in late. We try to keep income and expenses in actual months **Vince Miller-Lot#374**-would like the speed limit sign bigger at the entrance. He will need 2 posts installed down to the pier to erect the new pier sign. He also asked for 2 yellow lines down the center of Assateague way, so people don't pass on that road. **Elaine Galeone-Lot#447** said there should be 1 line item category for the pier and 1 for the cameras. Troy said he would ask John about it. She also wanted to know if people are getting fined, do we need a line item just for re-payment of damages. **Carole Emory-Lot#19** asked if people buy here for the sole purpose of renting it out, why we can't implement a fee for renters. They are using all the amenities. Joe's answer was how would we monitor the pools or other amenities for renters? **Patrick Tooman-Lot#89** asked if this fee for renters be the root cause for extra funds or shouldn't homeowners police your own guests, family and kids because you, the homeowner, are responsible for all of their actions while here. **Charles Brinkman-Lot#104** said he as a new homeowner is happy about the Board's decisions. **Bob Molle-Lot#308** the majority of the problems we have had are with homeowners kids not renters! **Tom Cramblitt-Lot#49** said he thinks the people (renters) bringing in bottles to the pool area. Joe said we have had homeowners do the same thing and they are told no bottles in the pool area.

Troy moved to adjourn the meeting. The next meeting will be March 8, 2014