

September 17, 2016 Meeting Minutes

1. Joe McGee called the meeting to order and we did the Pledge of Allegiance. There were 24 homeowners present, also present were Board Members, President-Joe McGee, vice President-Keith Shoff, Treasurer-Troy Purnell, Secretary-Fred Verga, Member at Large-Bob Molle. Joe asked if there were any new homeowners, Gail Dolbow of Lot#380 stood up and Joe welcomed her.
2. **Property Manager's Report**-Troy reported that the place looks really good considering the grounds crew is down to 3 guys. They have been busting to get things completed. He also said this was a tough summer as far as grass cutting. Troy apologized if your grass or weed whacking hasn't been completed yet. They are working on it. We have erosion control issues that will be done this fall. Some will be done now and some will be watched and if there is a problem, it will get done next year. Joe added that there was an ad put into the paper for hiring more grounds crew and we could not find anyone to fill the spot. Joe apologized
3. **Treasure's Report**-Troy reported the Income is below budget \$7,383.83, Amenities expenses are under-\$14,490.38, \$10,490. Expenses are over \$5,359.46, Maintenance is under \$11,370.24, Utility expenses are under \$2,641.95.Net under budget \$11,714.28 through August 2016
4. **Old Business**
 - A. Barley Straw was put into the ponds this spring and people believe it has helped. We also have been using a chemical that when sprayed into the pond forms a barrier from the sun and slowly kills the algae.
 - B. Current Work order status- Joe went over every line item and he said that the first light in the storage yard is still out.
5. **New Business-LED lights** in the storage area were bid on and Joe said that they would all have to adjust their bids from 8 lights to 7 lights.
HVAC bids for the Rec. Center-Keith went thru 4 options to replace the current system in the Rec. Center. The 4 ton unit went up the end of August. The bids are for a 5 ton unit, split units and it will be for the main room, laundry, bathrooms and add the storage room. Keith said that would be 63,000 BTU's which would be a 5 ton unit. All the contractors mentioned new duct work, and adding the highest R value insulation in the pump room, also add larger exhaust fans in the pump room. It was suggested to install programmable fans in the attic. Joe said we would need bids and it would have to be back to the Keith Shoff by November 1st.
Workers Appreciation Party will be held on October 15 in the Clubhouse this year. This is an invitation only. If you have volunteered on an event, worked on a committee, you will be getting a postcard. It will start at 6:00 PM for cocktails and dinner will be at 7:00 PM.
Budget- There is no increase in dues. The board went over the proposed budgetline by line and Troy will change a few items and then it will be sent out to the homeowners, for their comments. The special projects for this year are to replace the server for high definition cameras, which will cost is around \$6,000.00. Joe wanted to increase the Reserve for replacement next year after adjusting maintenance category.

Committee Reports: **Storage yard**-Dale Verga had nothing to report. Joe McGee read **Barry King's poolreport**. As we bring the summer of 2016 to an end, the pools are still open until September 25. The hours of the pools are 10:00 a.m. to 8:00 p.m. and swimming is at your own risk, there are NO life guards.

I am very happy to report that this year we had the fewest incidents with glass containers being brought onto the pool decks. Let keep up the good work and we all need to keep our eyes open for these containers, and report them to the life guards or myself. On another matter as far as breakage of umbrellas and furniture we have had our usual amount of breakage. The umbrellas that were broken have been repaired with only one exception. There have been several chairs broken at the rec center pool but these are our oldest chairs and they are coming to their end of their useful life. This matter will be further discussed during our budget meeting in November. We did however this year have an issue at the Club House with regards to the No Smoking policy. Again there is NO Smoking on the pool decks and or the Club House building and Rec Center. There are designated smoking areas at both buildings for smoking. Just like the no glass containers rule you will be asked to leave. If you are not using these areas you will be asked to go to those areas to smoke or you will be asked to leave. If you choose not to move to that area the police will be called. This matter has been taken up with our attorney and we do have the right and the responsibility to enforce these rules for the good of everyone. I also want to Thank Mike & Kay for a GREAT job done with the pool party this year once again. Fun was had by all, young and old alike. Thank You for all your hard work in helping make Assateague Pointe "**The Place to Be in OC**". Also on a happy note after talking to the life guards on Labor Day weekend they enjoyed our community and the friendliness of all people. They also stated that they were feed very WELL and will miss all us as they return to their home countries. Enjoy the pools until September 25 and remember Spring is only 7 months away! He is waiting for the pool

company to replace 2 pool lights that were not working properly. 2.) Replace the transformers for the pool lights were not installed properly because they had incorrect brackets for mounting. 3.) Life guards leaving early the weekend of Sept.9, 10, 11. 4.) The week before Labor Day the pools were closed at 6 PM at the Rec. Center. **Beautification Committee**-Missi Clark sent a report and Joe read it. She stated that 2 Maple Trees on Assateague Way were dead. She would like to replace them with a flowering tree, maybe a flowering cherry, dogwood or crepe myrtle. **WIFI Committee**-Barry King's Report. Joe read his report as follows. As we bring the summer season to a close, the WIFI system is up and running after a very active summer season. This summer as we all know has been active with several severe thunder storms as well as tornado warnings. The system had been running very smoothly up through the middle of July. Then we were hit with the first of several severe thunder storms. During this storm the WIFI system took several direct hits of lightning and some near misses. We had replacement parts in stock but not enough of them. We were able to repair, reset or replacement most of the system, but not all of the community from the parts that we had in stock. Additional parts had to be order and shipped in. Some of the parts took approx. two weeks to get here. There was electric work that had to be repaired or replaced due to the fact of the direct hits of lightning. During all these storms that we had, Comcast was also going down as well adding to our problem as well. Then we were hit with additional storms that kept adding to the problems and basically had to start all over again with resetting the system. At this time the bills for labor and material has been submitted to the board for the lightning claim under our insurance. At the time that this report was submitted, the entire WIFI system is up and running. Barry said it has been 6 years and we need to update this system to accommodate all these new devices. Joe has told them to get all the information together and present it to the board. **Entertainment Committee**-Mike and Kay Whaley sent a report. What a great summer of events for our community! Each year the interest goes up and again this year nearly every event had a record breaking attendance. Mike & I couldn't be more proud of you, the homeowners, friends, and neighbors at A.P. for your support. Thanks to all of you who stepped up to chair an event and everyone who come out and enjoyed the time with us. One of the new events this year was the 1st Annual Cornhole Tournament put together and chaired by Ray Cavittella and Tommy Cramblitt. A large crowd turned out to root for their favorite teams. Tommy pulled off the win. Due to the impending storm threat we announced (just for fun) an impromptu Hurricane Bingo. Over 70 fellow homeowners and renters came to the Clubhouse at 8:00 pm and played Bingo by flashlight. No, the electricity didn't go off but playing in the dark made it an interesting night. See you at the October volunteer appreciation dinner.

ECC Committee-Cathy Ortel was sick and had Melanie Dixon read her report. There were 248 letters sent after the first inspections. 98 completed work. 35 requested additional time. 35 needed to be rechecked by Cathy after other inspectors had questions. 39 did NO work and NO response. Final inspections were done the last week of August. 48 had done partial work. 9 did No work and NO response and 14 that requested extra time extensions still have not done the work. Cathy said that between the lack of cooperation from the homeowners and the violations from the behavior issues I feel that this has definitely become a full time position with someone being on site every day. Some of the things people take care of after the first inspection again return by the second and third inspection which include weeds which need to be done more than once a season, parking of boats in driveways, and tires on golf carts and vehicle which go flat again after they are pumped up in the spring. I also believe that a fine should automatically go into effect if the homeowner does not respond by the June 30th date or complete the work. Mel asked about the process of sending out the notices. The first and second notices are sent by mail, any correspondence after the first 2 is sent certified. Mel was concerned about the cost to the homeowners. Joe said that is why we have an administration fee to cover the expenses. Mel also added that Cathy asked that it be a full time position and in the winter months they could do the entertainment planning. Like calling volunteers, last year's chair people, dates confirmed, etc. Joe said that the board needs to talk to her more in depth instead of hearing it thru a letter.

6. **Open Discussion: Paul Loomis**-Lot#204 had called the front office twice for the foul smell coming from pump house #4. The first time Valerie called and the county came and took care of it the next morning. The 2nd time took 3 days before they took care of it. **Phyllis Farrell**-Lot#276 asked if the board could re consider the no smoking at the pools rule. She also said that some of the stop signs are covered by branches. She also asked for bigger 15 MPH speed signs. Joe asked Val to check into it. Mel Dixon-Lot#320 asked if the weeds around the dog park pond can be cut down. She wanted to know if individual homeowners were cutting the weeds down and spraying or was it the grounds crew. Joe said it was both, but the majority has been the homeowners, since we are down to 3 grounds crew personnel. She also asked about the muskrat trapping. Joe told her that has to be done at a certain time of year, which is usually in early spring. **Denise Ginsberg**-Lot#139 said her WIFI still cuts out. It was also brought to our attention anyone who has an Xfinity account can receive free WIFI. It is faster than what we have in the community. Denise also brought up the pier, she has witnessed people getting under sized crabs and turtles. She asked about a sign to be erected with the legal size of crabs. DNR could post that sign.
7. Next Meeting will be November 19, 2016
8. Keith made a motion to adjourn the meeting and it was 2nd by Fred and all were in favor