

Minutes for March 3, 2018 Meeting

1. Welcome and called to order, Pledge of Allegiance by Joe McGee. Joe explained that Keith could not get to the meeting because of the weather and road closures. Joe thanked everyone for coming to this meeting. There were 16 homeowners present and Joe, Troy, Barry, Fred and Valerie taking notes. Joe asked if there were any new homeowners-Phil and Toni Gerber of Lot#288, and all board members introduced themselves to the Gerber's.
2. **Property Manager**- The erosion control had to stop because of the weather, but will be cleaned up when the grounds crew returns and it dries up. They return on April 1, 2018. We have the barley straw and the netting needed for the ponds, just waiting on the weather. Joe apologized for the condition of the swales that were not finished and the mess will be put back together. Joe said he thinks they messed up more than they fixed.
3. **Treasurer's Report**-the auditors finished their audit and we have a net loss of \$27,768.00. \$30,000 was for the Bathroom project, and we spent \$35,000.00 for erosion control and went over the budget by \$29,000.00. This was a very extensive project. Troy said we have to make that money up somehow. Joe said we will just have to tighten up. Troy as far as January 2018 we are under budget for Income expenses, over \$110.15 for expenses, over by \$4609.05 under maintenance, utility expenses under by \$10,154.76. Joe said the association has an audit done every year by an independent company. Barry asked about the savings of the trash last year. Troy said we had a savings of \$5,000.00 last year. The line of credit of \$100,000.00 has been paid off. Joe explained that we have a line of credit that we have to use every year. July, August and September are the months that are the most expensive, we pay your electric bill 3 months before we get paid from the homeowners, so we use that line of credit for those months.
4. **Old Business**: To treat the pond across from the Rec. Center, Solitude, the company said it would \$6,300.00 to do. Joe said it wasn't worth it. Troy said we are doing the barley straw in the ponds.
 - A. **Planting trees**-in the spring to replace the ones removed with Bayberry Trees and we have a 1 year guarantee.
 - B. **Rec. Center** remodeling the bathrooms to match the clubhouse bathrooms. Joe said there are shower curtains needed in the bathrooms, and his wife always has them matching.
 - C. **Electrical tighten up**-for the individual meters. Joe said the reason this has to be done is because the screws become loose, corroded, and this can cause arching. It is supposed to be done every 3 years. **Troy made a motion to have all the individual meters tightened up at the pedestals. Barry 2nd and all were in favor.**
 - D. **Work orders**-Pool skimmer assessment-epoxy this year instead of replacement. New pickup truck for the gate staff and the old one goes to the grounds crew.
5. **New business**: grounds crew will start back on April 1st, 2018. When will we they look for more grounds crew? Troy said we have 2 right now and we need 2 more, but we don't need 2 more until we get going. Troy said we will start looking now and hire when needed. Where they dug up for the drains, they cut the Comcast wires that were never marked. The grounds crew is going to have to work around those temporary wires and Comcast will come in and bury them after the grounds crew is finished with the swales. Barry asked Troy about the bathrooms being cleaned by the grounds crew and he said no, he will hire a company to do the construction clean up in there. Joe said when they come back the first thing they are to do is the ditches, and the yards.
 - B. **Pool contracts**-we signed a 3 year contract for \$54,800.00. We have the same schedule as last year. The last 2 weeks-no guards. We will have them repair the acid feeders, chlorinator feeders and a buy a new pool cover for the Rec. center pool in the fall. Next year they will re-plaster the clubhouse pool, skimmers, drains and a new pool cover for that one. The cost for regular plaster for the pools is CH-\$27,685.00 and the rec. center is \$24,377.00. The cost for a quartz plaster for the Clubhouse-\$45,758.00 ,Rec. center-\$40,022.00. With the quartz plastering, it is double the life of regular plastering, we have time to talk about it, it doesn't have to be decided now. The cost of the pool cover for the Rec center pool is \$10,240.00. With the quartz plastering and a pool cover, it will make it last a lot longer.
 - C. **New signs** needed for the pond areas-CATCH & RELEASE

Committees-Storage-Dale Verga reported that you have to provide a copy of your registration and proof of insurance. There are 43 homeowners that have not yet paid. There are 2 spots are open right now. Joe said that when he was in the office, Valerie was opening storage forms sent in, and the homeowner would put on the form-Same as last year! Everyone that has a storage area slip has to send in the registration and insurance every year. She is going to have to contact everyone that hasn't sent in the proper documentation. This policy is in place because there was a fire on a boat that wasn't insured and that could have been a very bad situation.

Beautification-Missi Clark could not make because of the weather. Joe said that Mike & Kay bought the bluebird houses that are along the south side of Assateague Way. Bluebirds start building their nests in late February or early March, they will usually have 1-6 eggs per nest, up to 3 times a year. The bird houses have to be at least 100 yards apart because they are territorial birds. The total for the bird houses was \$157.00. They plan on mulching around the bottom of the poles for ease of mowing around. This project is called the Bluebird Trail.

ECC-Barry said that Cathy Ortel could not be here because of a catastrophe at her house here. Her quest water line broke and flooded everything. Inspections will start in mid-April. Inspections done first, then notices will be sent out. She will need help stuffing the envelopes for the mailings. They will be out by Memorial Day.

Entertainment-Vince & Lynn Luca reported that the schedule has been made up for the year. You will notice at the bottom that not all of the dates have been confirmed. The children's Christmas party by 12 kids and we would like to thank Christina Weaver for stepping up and taking on the event. She had a craft to do with them and they all got to see Santa, and receive their gifts and they were very excited. Christina has also volunteered to do the Easter party. The New Year's Eve party was attended by 86 people and we changed the menu up and the baked ziti was a hit, even though Joe McGee didn't know how it would be. The food was done this year by the OC Fish Company and the food was excellent. Phyllis Farrell was our DJ and she did not charge for her services. Vince and Lynn had to leave New Year's Day early and Will Farrell went and cleaned the Clubhouse. I want to say thank you for that. Joe said thank you to Will for bringing 57 of the people to the party. Everyone laughed. Joe said that he wants to have the magnets made up for the community, like he did a couple years ago.

WIFI-Barry King said this has been the worst year with Comcast, WIFI and the weather. Pat O'Connell and Barry apologized for the infrequency of the signal coming in. We are aware of the problem and the numerous issues from Comcast, and we are working on it. Barry said if you do not have a signal that means Comcast is out. Mike Whaley asked if we could withhold payment. Troy said they would just cut us off. We are just a number to them. Barry explained that people who pay for internet are on a different line that is why they have fewer problems. If the signal isn't coming in our equipment can't work.

Pool-Barry said he will need \$1,200.00 for furniture replacement. Troy said we have between 10 to \$12,000.00 in the pool account.

Open discussion: Lynn Luca-Lot#318 stated that she made an observation that the screens at the clubhouse need to be repaired. Joe said yes, that will be taken care of on cleanup day. Fred said we also need a spring on the door outside because he tied it up with a mop string. **Vince Luca-**Lot#318 asked if we can just post the events a month in advance, instead of them all being posted at the beginning of the season. Joe said sure, Valerie can post every 30 days for the web site and in the newsletters. **Paul Loomis-**Lot#204 suggested that on the bottom of each events poster to put "Prices subject to change", so we have a disclaimer posted. **Vince Luca** said that this year we have white table clothes for every event. So every chairperson has to check with Vince and Lynn on what needs to be purchased per event, before they buy anything. **Mike Whaley-Lot#90** asked about banning throwing footballs in the pool when it is crowded. Barry said he will discuss this again this year with the life guards. Joe said that the pool company wanted to treat our community to a pizza party, Troy called Chrisangela and the date will be at the annual pool party on August 4, 2018.

Troy adjourned the meeting and Barry 2nd and all were in favor.