

Minutes for November 21, 2015 Board Meeting

1. Joe McGee, president, welcomed everyone and called the meeting to order and led the Pledge of Allegiance. He went over the code of conduct and asked if there were any new homeowners. Present at the meeting were 21 homeowners and Joe McGee, Troy Purnell, Bob Molle, Keith Shoff, Fred Verga and Valerie Sharp.
2. Property Managers Report-Troy said that this year the grounds crew has completed a lot of tasks. They cleared back to the tree line at the dog park, cleared all the brush from around all the ponds, cleared back the tree line at McGee Park up front. We had the mulch replaced with stone in the beds at the Clubhouse and Rec. Center. Barley straw put into the ponds.
3. Treasurer's Report-Troy reported that we are over budget by a total of \$68,128.00. Amenities-over \$7,124.70, Expenses over \$7,363.46, Maintenance over \$106,010.13, Utilities are under \$52,306.19. Joe said the homeowners homes are all metered but the communities 7 common areas are not metered. The electric used in the common areas costs are divided into all homeowner's bills. There might be a special assessment for 2016 to offset the electric costs that were raised.
4. Old Business:
 - A. LED lights-3 lights in the community were defective and will be replaced by the company. We will do the new lights on the pier in the spring, just to make sure we do not have a problem with defectiveness.
 - B. Golf Cart are to be re-registered. Everyone will receive a copy of the new guidelines at the time of registration and a sticker. By having this copy, it is considered your first warning. If you are written up for a violation after that, you will be fined.
5. New Business:
 - A. Current work order status-**We have 5 more erosion control issues to complete**
 - B. **Washer/Dryer replacement-A Motion was made by Keith Shoff to purchase from PAC manufacturer's 10 machines with bases to be installed by March 31, 2016 for \$19,250.00.** Fred Verga 2nd the motion and all were in favor.
6. Committee Reports:
 - A. Beautification-Missi Clark asked Joe for a Butterfly Garden and Joe said that she needs to do a layout of where and what will be in it and the costs. There is \$500.00 available.
 - B. Storage Yard-Dale Verga reported that Val will be giving out the stickers this year, if all the paperwork is current. The inspections will be completed by the end of May. Anyone that has a registration that runs out before May 30, 2016 must supply the front office with that information before receiving a sticker.
 - C. Entertainment-Mike Whaley reported that the Volunteer Party at the O.C. golf Club in October was fantastic. The upcoming events are the children's Christmas party will be held on Dec. 5, 2015 at the Clubhouse. All gifts for your child must be dropped off to the committee ahead of time so Santa may give it to the child. December 31, 2015-New Year's Eve will be hosted by Joe McGee and Craig Bell. Cocktail hour will be at 7:30 PM and the cost is \$40.00 per person. Signups are in the office. At the New Year's Eve party, an updated video of our 25th Anniversary will be shown. Everyone will receive in their next billing 2 magnets for the upcoming events in Assateague Pointe. Mike also talked about DJ suggestions in the future, we are considering other options. The PA system is being worked on. Barry and Mike have installed 4 speakers that were donated by Tony & Paulette Matrona. We are working on getting music out on the deck of the Clubhouse Pool. Mike and Kay thanked the board for supporting this committee, in all their ventures. Kay thanked Valerie for the sign ups, posters, and money collecting for all the events.
 - D. WIFI-Barry King said that we had the least costly year for the system this year. We had storm damage to a couple of bullets, and they can be replaced with better coverage and it is the same price as the old bullets. The problem with the Apple products isn't resolved yet. They are technically

advancing faster that we can update the system. The only cost Barry could see, were replacing antennae's that are damaged.

- E. Pool committee-Barry had a list of replacement furniture that was damaged and/or broken. This includes Lounge chairs, Umbrella's, and table tops.
 - F. ECC-Cathy Ortel reported that one fine has to go out for Kelly to bill the homeowner that hasn't replied or fixed the violation. Cathy is to meet with the board to go over the new inspection policy to be implemented. June 30, 2016 is the cutoff date for responses to violations, if there isn't a response, it will be an automatic fine and they can appeal to the board at that time. There will also be a \$75.00 administration fee added to all violations. Each item will be \$100.00. **Cathy also requested that she be informed if there is a homeowner that is going into foreclosure.** Cathy also asked for additional volunteers to monitor and send out paper work for Glass at the pool, and for the new golf cart regulations paperwork.
 - G. Joe read a letter from a homeowner concerning the no smoking issue
7. Open Discussion-
- Denise Ginsberg-lot#139** commented on the laundry detergent in the vending machines will have to be changed to an HE product. No powdered detergent into those new machines. **Mike Whaley** was reminding homeowner's that there is an up to date Directory of Service on the web page. This is a list of reliable contractors. Mike brought up that his propane company is charging \$2.969 per gallon of propane and it was supposed to be \$2.649 for Assateague Pointe homeowners. Valerie has spoken to Peninsula Gas about this situation and they will be getting back to her. There was a glitch in their system and we are not getting the correct billing costs. They have informed Valerie that they are going to give credit to anyone that has a higher cost this billing cycle. You may call them at 302-629-3001. Mike also got a quote from Sharp Gas for a lot lower rate than what Peninsula Gas was. Valerie explained that is a teaser rate that they give and it is usually good for 1 or 2 months, and then it goes up significantly. **Debbie Spraker-Lot#272** asked that the mailbox area be sanded or salted when there is snow or icy conditions. Troy said that the contractor that does the roads will be handling that. She wanted to know why we had to give a warning before fining a person for having glass in a pool area. Joe responded that it is an ECC process, that has to start with a warning and if there is a second incident, they are automatically fined.
- Joe McGee brought up the issue of stick built additions in the park. **No larger than 750 sq. ft. total, no more than 90 days to erect, roofing, and siding are to match, permits from the county. Keith made a Motion to approve stick built additions with the stipulations. Joe McGee 2nd the motion and all were in favor.**
- Cathy Ortel found that scooters have to have an off road license as of 2015. Joe said to send out an e-mail blast about this. Valerie will do.
- 8. Budget- A motion was made by Joe McGee to move \$7,000.00 from the Reserve Account to offset erosion control category. Troy 2nd and all were in favor.
 - 9. Troy made a motion to approve the budget as presented by the treasurer. Keith 2nd the motion and all were in favor.
 - 10. Keith made a motion to have a special assessment not to exceed \$150.00 per lot. It is to be set into 2 separate billings, and the first payment is due in January of 2016, and the final payment is to be determined. Bob Molle 2nd the motion and all were in favor. **The Budget isn't approved until after 30 days. It has to be posted for 30 days for all homeowners on the website. In the executive session , the board decided to have the special assessment at \$120.00, which will be billed in 2 separate quarters.**
 - 11. Next Meeting is January 9, 2016 at 9:00 AM in the Clubhouse.
 - 12. Fred made a motion to adjourn the meeting and Troy 2nd and all were in favor.