

July 15, 2017 Minutes for the Annual Meeting

1. Joe McGee called the meeting to order and asked how many proxies- there were 69, so we had a quorum. We did the pledge of allegiance and Troy did the opening prayer, Lincoln retired.
2. . **The Good News:** Most people at Assateague Pointe take great pride in their property, community property and the behavior of themselves, their guests and pets. **Thanks and keep up the good work!** This year we have replaced the heating and Air conditioning unit at the Recreation center, completed 3 major erosion jobs and 4 minor erosion control jobs. We purchased new chairs and tables for the Clubhouse and Rec. center. We have 2 new trees and have upgraded the Public Announcement system and Microphone for the Clubhouse. We had one Corn hole board donated and we purchased a 2nd set for the Rec. center. There was an upgrade to the video games at the Rec. Center. This year we are obtaining bids to remodel the Rec. center bathrooms and showers. We are getting bids on new camera system. Bids for electrical tighten ups and are in the process of placing speakers and a new sound system at the Rec. center pool deck. We are solvent; no litigation pending against the HOA. Groundskeepers, courtesy personnel, and custodian are on duty. We have a slate of candidates for the Board and we have an active and supportive Property Manager.
3. Everyone got their handouts and Joe asked for volunteers to count the ballots. The 3 volunteers were Melanie Dixon, Stan Hockenberry (Nip), and Lou Drosey.
4. Troy made a motion to accept the minutes from last year's meeting without reading them Fred 2nd the motion and all were in favor.
5. Treasurers Report-Troy said in the Income we are \$787.73 under budget, amenities we are under by \$5,904.02, Expenses we are over \$2,311.92, Maintenance under \$5,805.14, utilities over \$3,964.72 mainly due to the trash. Troy explained that trees are to be pushed down into the big dumpster.
6. **Property Manager report**-Troy reported that if the grounds crew have weed whacked your skirting, go to the front office and fill out the form to have it repaired. The Barley straw has been put into the ponds for algae control but it will take time for it to work. Joe asked about putting one of the big dumpsters over by the steps, so it would be easier for people to walk up the steps and put their **BULK ITEMS ONLY** in the dumpster. Troy said he would make that happen this week. Troy also said that several homeowners have trees over the road areas and they need to be trimmed back. There is supposed to be a 13 foot clearance. Ninja Nip could probably help with this job.
7. Committee Reports-**Pools**-If anyone has GLASS in the pool area you are to report to the lifeguard immediately. **WIFI**- We cut down large branches and trees that were interfering with the WIFI antennae's. **Beautification** -Missi Clark said there were 60 people who attended the community clean-up day. They planted 11 flats of flowers, planted 2 trees and pulled weeds all over the development, painted, tree trimming among other things. It was a good turn out and she thanked everyone for helping. **Storage Area**- Dale Verga said she didn't have anything to report and thanked everyone for pulling weeds in their slips. Entertainment-Vince Luca said they have 13 more events coming up. We have a corn hole tournament-doubles are \$2.00 per person. Joe said thank you to Vince and Lynn Luca for stepping up to do this committee. Everyone applauded. **ECC**- Cathy Ortel wanted to thank Melanie, Nip, Susan, and Tom for doing the 2nd rounds of inspections. She said there are less notices this year, only 24 haven't replied or they did not respond at all from last season. We have 50 who did a portion of the work, and 94 that are incomplete. **These 24 should be fined the \$100.00 per violation plus the \$75.00 administrative fee. This was approved by the board at the last meeting.** We had a homeowner paint his concrete on their own, no ECC form was ever filled out and it would not have been approved because the color is terra cotta. These people have not changed the color yet. Joe said that in the blue deed book it states that you have to put in an ECC form for anything to be done to the outside. Joe also said that the ECC can make you change something back if it was never approved by that committee. He also said all of the rules are in the blue book, and when you bought here, we all got the same book. This place is the best kept secret in West Ocean City and it is because of how the place is kept up. Cathy asked Attorney Ray Coates about the inspection violation form isn't completed by the date specified, what is the procedure. Ray said that they can have a hearing and if they do not show up for it, the fines can be put on the books but they are allowed an appeal to the Board of Directors. The board can have the violations taken care of and they can charge the homeowner for the work done, and they could also be fined up to \$500.00. Melanie Dixon said that this hearing is necessary. The next

question was about people feeding the feral cats. Joe talked to the County humane society and was told if someone feeds these cats for 15 days, the homeowner doing that is now the owner and they are the responsible party for any damage done to homeowner's property. Ray Coates said that having a video of the cat being fed by a homeowner would be enough proof. Ray said it is a nuisance in the community but it isn't a legal issue. The ECC determines if it is a nuisance. Joe asked Valerie to post the phone number for the Animal control on the website. Troy looked it up and it is 41-632-1340.

8. New business: Electrical Issues in the park. Troy addressed and said if you replace your heat and air unit it cannot be a heat pump and No Electric Ranges. These are big electric pullers on the system and creates big problems. If a homeowner has to exceed the 50 amp range, he will incur ALL of the expenses involved in the process. Joe said we had a homeowner, Don Hemmer, testing the electric over the July 4th weekend for free. This would have cost the Association \$3,600.00. Don suggested that we go to the panel boxes and pedestals not every home and tighten up the fittings right now and then every 3 years as recommended. Over time the wires loosen and puts strain on the system. We have 208 voltage in this community.
9. **Wall Of Honor** goes to Mike and Kay Whaley of Lot#90 for 17 years of service to this community.
10. **Candidate introductions**-Troy Purnell, Fred Verga and Keith Shoff
11. Open Discussion: **Ron Mayr-Lot#340** in our blue book, it states no year round occupancy. Does Tony tell them that they have another residence out of this community? Troy said he tells them the rules of the community strike this next line but people don't want to hear that and do what they want. If the county sees an issue the county can come in and have someone monitor our gate 24 hours a day and we will be billed for that. Ray Coates said that restricted covenants that say you cannot reside here year round are not strictly enforced by the county, and I don't fore see the county commissioner making an issue out of this. **Charlie Rosenberger-Lot#73** if there was anything be done about the poor telephone reception. Troy said the services for phones are terrible, more devices are sucking up the band width and dropping calls. I suggest you call your carrier and complain and if enough people call, maybe they can install more towers. The WIFI signal and cell phone doesn't go together. **Nip-Lot#109** asked about getting rid of all the geese, and can you shoot them. Joe said no you can't discharge a firearm. You can get a product called Critter Ridder and it has cayenne in it, it comes in a liquid and granular form. Ray said from the legal aspect it is controlled by the State government and the federal government. He was asked by a homeowner if the goose eggs could be collected? **Mike Whaley-Lot#90** is concerned about the properties that people are living here year round in this community and is there any benefit to being classified as a campground. Joe said he asked the tax assessor about getting a tax break because we don't have children in school, and was told we are assessed the same as any other property, and it saves it from being a low income housing. **Stacy Ernst-Lot#129** said she is finding cigarette butts on the road and asked smokers to please be respectful and dispose of properly. **Patricia Maxwell-Lot#508-** stated that bicycles should have lights or reflectors on them for nighttime use. **Lisa Melka-Lot#509** the bath house were disgusting and filthy. Joe said that the grounds crew cleans every morning by the grounds crew. There have been instances where all the stalls have been locked from the inside. There have been other things done that are disgusting. **Donna King-Lot#268** asked about adding exercise equipment in the Rec. Center. Joe said that had been asked for before and the answer is no because of the damages and liability issue. **Lucille Smith-Lot#145** what happened to the catch and release signs that were at the ponds. **Mike Shield-Lot #358** said as soon as the meetings are over and you go to the pool, everyone asks what was talked about. Word gets out about the meeting even if you did not attend. **Lisa Melka-Lot#509-** what authority does the courtesy personnel have? Joe answered they are an extension of the board of directors and the blue book guide lines and you have to abide by the rules. Michael Brown-Lot#351-there has been a lot of talk about fines, how many has there been. Joe said about 4 or 5 people over the years. We have told them if the violations get taken care of after a hearing, we will not fine. If you don't take care of your violations the following year, the fines from the previous year will be added to this year's fines. **There should be a line item for all fines collected.** **Judy Coyle-Lot#100** asked how many people are here year round. Troy said around 18, and letters are sent to each person and in the letter they are told that they are not to stay year round and they have to send back a response. **Roberta Maureu-Lot#375** asked if golf carts had to have the lot number on their carts. Joe answered yes. Joe

asked if there were any new homeowners at the meeting. 2 couples said they have had homes here but had never came to a meeting. They were Lot #509-Melka's and Lot#351-The Brown's. Dick Yingling asked for a round of applause for the board of Directors and the good job they have done over the years.

12. Troy made a motion to adjourn the meeting and Joe 2nd it and all were in favor.

13. The results for the voting were as follows Troy-114, Fred-114, Keith-109, 1 for other and 1-for a woman next year. For the IRS question A-44, B-10, C-6