

Minutes for July 13, 2013 Annual Meeting

1. **Called to order by President Joe McGee.** The board of directors- Joe, Troy Purnell, Bob Molle, Fred Verga and Keith Shoff were present and there were 51 homeowners. Pledge of Allegiance and Lincoln said a morning prayer. Joe started the meeting by letting everyone know about Vince Castelli's passing over the winter. He said that the board had talked about doing some kind of memorial in his honor for every thing he did for the community. He was on the board, entertainment committee, and clean up day throughout the years, he is always remembered by the board by always asking "Do we have enough money for that Joseph".
2. The Good News is 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! We are solvent: no litigation pending against the HOA. Groundskeepers, courtesy personnel, and the custodian are on duty. We have purchased 10 new umbrellas, and 30 new chaise lounges for the clubhouse. We have a slate of candidates for the Board and we have an active and supportive Property Manager. Joe continued by saying that Smitty, Sam and Fred have fixed several chairs and probably saved us \$2,500.00. The Community Clean-up day was very well attended and as always saves us money to use elsewhere. Thank you again to all these people. The hand outs were the agenda for today, 2012 November minutes, 2013 financials, candidates & Ballot and Rules. We will need volunteers to count the ballots. Elaine Galeone and Melanie Dixon volunteered. Introductions of the candidates-Troy Purnell, Fred Verga, and Keith Shoff. **Keith Shoff made a motion to accept and approve the minutes without reading them aloud. Bob Molle 2<sup>nd</sup> the motion and all were in favor.**
3. **Treasurer's Report-** Troy went over the review of voting on decision of excess revenue; there are 3 choices, 1-Reserve Account, 2-Refund, 3-Leave in Budget, if any, For IRS so residents can mark their ballots. Troy said as of June 30<sup>th</sup> the operating income was under budget by \$27,718.34, Expenses under by \$1,166.39, Maintenance under by \$6,119.84, Utilities under by \$13,183.97.00, Amenities under by \$16,640.23
4. **Property Manager's Report-**Troy said that clean up day was awesome again this year. There is new sod laid at the front entrance and new seed was put in around the signs. The drainage work is being done in and around all the rain. The pipes are 25 years old and are decaying and failing. Keith Shoff has come up with a work order sheet that will document all work that has to be done and the contractor doing the work and a completion date and then signed by a board member after he has looked at it.
5. **Committee Reports-Activities/Events-**Kay Whaley reported that Mike and Kay's responsibility is to keep the pantry supplied and get chair people for all events. They wanted to thank Patsy Peeling for the Flea Market, Lisa Ward and Joan Chambers for the July 4<sup>th</sup> Parade, Liz George stepped up for our first Movie night, Tabitha Ernst for the Taste Off Contest-they are all new chair people to the events. We would also like to thank Smitty and Lucille who have done the Easter Egg Coloring and Hunt event for a number of years, Tony Matrona for the Puzak Memorial Golf Tournament, Joe and Craig Bell for the Bull roast. Upcoming events include the shrimp feast, Murder Mystery, Bingo Nights, Movie nights, Crab Feast, family pool party, Luau and the children's Christmas party, and New Year's Eve party. **Beautification Committee-**Carl Thompson is recovering from surgery and Bob Molle reported for him. Bob said that Carl liked what he saw around the community, but he said if he looked closer he could probably find something. He is in good spirits. Joe said we will have all of our projects completed before he gets back. Make sure you stop by his house and say hi. **Value, Safety, and Beauty and Ease of Mowing-** The results of the early ECC inspections, showed damage occurring on Sheds and Courtyard walls, Troy suggests putting a border around these areas. He said you can take an Azek board and turn it length wise and put in 4 screws for each board and that should hide and protect. **Financial Review-**Pat Griffith has resigned from her position due to health issues. Elaine Galeone will be the new chair person for this committee. She will need volunteers to help. In the next newsletter there will be an announcement for anyone interested. **Boat Storage-**Fred Verga said they had 39 violations and 35 have been taken care of. Most were for weeds. We have 4 that need the current stickers. They have 2 weeks to take care of. Insurance and Registration are required to be in the storage area. If violations are not taken

care of the board will have the items removed at the homeowner's expense. **Wifi-Barry King** was appointed to this committee. He sent a report on the present operating procedures for the WIFI. He said there are directions on how to log on in the office, and wanted to remind anyone who rents their homes, that they should post the username /password and directions in their homes. They should also keep a record for themselves. He reported that the current set up was for 525 residents and on Memorial Day and July 4<sup>th</sup> week, there were 11-1,200 devices per day and it slowed the speed down. There is another problem of people not logging off their devices. Each house will be limited to 2 devices per username. We are currently looking into another modem for this community, which should help. There is not any way to tell you your password so please write it down. **ECC-Cathy Ortel-Cathy** said thank you to all the homeowners that keep their places neat, clean and tidy and I would like to slap the dead beats that haven't responded or corrected any of the violations. I would like to thank Keith and all of my committee members for every thing they have done. I sent out 340 letters and out of them we had to do 200 re-inspections and we probably have another 40 letters going out for non compliance or no response. Cathy informed all homeowners that they are to pick up after their pets in the dog park area. She also agreed with Troy that it is suggested that homeowners border their sheds, courtyards and driveways for protection from the weed whackers. She would like the board to make it mandatory to all of these. When the driveways were paved it wasn't mandatory to have them bordered, but the pavement breaks down on the sides from weeds encroaching, parking, and weed whacking. Joe went over the 2 homeowners that have several violations and when in front of the board for their hearing they got their fines reduced. They have been written up again for some of the same violations and now there are liens on these properties and the fines are in place. They no longer reside in the community.

6. **Old business-** 2 street lights were installed in phase 4 and one of the housing has been broken. Val had obtained poles, Rip Rap in phase 2 has been completed and it was hydro-seeded and it looks good. 3 new marquis signs have been installed in the community. Joe proceeded to explain how they are programmed. The sign area @ the Clubhouse will have the siding removed and replaced with a stone product. The Association purchased a lap top to log into and put all the information on the new signs. It took 2 weeks to get the kinks out, but the comments have been positive.
7. **New Business-**We received trash bid contracts and the fuel surcharges for last year were \$13,000.00. Troy is working with them to reduce this and get a better contract. Troy inquired about who was putting all the pictures and information on the Assateague Pointe face book page and he found out it was Stacy Ernst. Keep up the good job and thank you. The board is looking into rebuilding the shoulders of the main road from the front gate to the dog park. There has been erosion and they will need 2 or 3 foot of CR6 stone to complete this project.
8. **Candidates-**Introductions and Nominations from the floor. There were no nominations from the floor. All 3 candidates, Troy Purnell, Fred Verga and Keith Shoff introduced themselves and gave a brief speech. Joe moved that the nominations be closed.
9. **Open Discussion: Paul Coleanne-**Said he liked the idea that any excess funds would go the board and asked that if there was a deficit they would take care of that. Of course everyone got a good laugh out of that. He also asked if the financials were on "accrued basis"-Troy answered yes. He also wanted to know if there was any storage spaces open. Yes there are 3. **Wayne Davidson-**asked about new benches, for the Dog Park **Melanie Dixon** said she would donate 64 feet of Trex boards to build the benches. Wayne asked that down the road .. can we get a shaded area like a gazebo. Bob Molle asked if it was for the dogs or people. After much laughter, Joe has made Wayne Davidson the chairperson of the dog walk area, and everyone giggled. **Melanie Fluck** is concerned about not having enough umbrellas around the pool and the ones we have are cheap. Joe said we have had a lot of different umbrellas over the years, some being expensive and others not so much and we will always have a problem if people don't put them down in high winds or know how to operate them without breaking them. He said we will look into getting more umbrellas. She also wanted to know who is supposed to take care of the trash around the pool and empty the smoking pails. She also asked if there could be handicap steps put in. Joe said he will get the life guards to bag it up and put out front for the grounds crew to pick up. Joe said that a few years ago the state mandated handicap accessibility and we were compliant. In order to add

these steps, the whole end of the pool would have to be torn up; the cost would probably be around \$25-30,000.00. Joe said the time to do something like that would be when we have to refurbish the pools. **Barry King** collected the broken umbrellas and took them home to repair. Smitty and Andy Lapinski over the years were the 2 main people who were repairing them, and this year Smitty is still recovering and Andy passed away. John Fitch asked if the board could **prohibit smoking** at the pool. Joe said to put that on the **agenda for the next meeting**. **Chuck Ferraro** said the street light bulb @ his House is too bright and it shines thru-out the house, can something be done. He suggested getting a lower wattage bulb, like it had before. Joe explained that we can't get the old bulbs any more but we could put a shield to block the light going into the house. **Vince Miller** is concerned about the speeding that happens in the community. Joe said one solution could be adding speed bumps. Joe reminded everyone that this a safety issue to all our homeowners. Please slow down. Joe also mentioned to all parents to make sure their children have lights on their bicycles. **Bill LeFevre** said the statement made about bordering your driveways, should be specific. Concrete driveways do not need bordering. He said that asphalt driveways only need to be bordered and it needs to be specified if the ECC and the Board wants this made to be a rule. Joe said it needs further discussion. **Melanie Dixon** asked what the conclusion on the South Longboat pond treatment. Joe said that right now it's been flushed out because of all the rain we had in the last couple days. Troy said the temperature of the water gets warmer and the algae blooms, and there is a mess. **Cathy Ortel** said that there are multiple ponds in Indian Creek and they are clean. Troy said he would find out who their property manager is and talk to him about their ponds. Barley Straw has been tried here years ago and it didn't work. Cathy said there is a certain process that has to be done, in order to work correctly. Troy said we could try this process again. Keith said we cannot have just any type of straw or hay it needs to be Barley straw, because of the enzymes in it. **Inza Cina**- stated that the geese problem is getting bigger and is there any geese birth control pills? Everyone enjoyed this statement. **Elaine Galeone** is concerned about the number of cats running around. After much discussion, Joe said that the ECC should write a letter to any homeowner who is feeding cats and leaving them run thru the development. **Mike Whaley** said I have no complaints!! **But he reported that the paddle boats are being tied up this year and are free to use.** We made new stickers that said tie up when done, and apparently it has worked. When one of the homeowners grandson's went to go up to the front pond and fish, there was an old man that said there would be a charge to use the paddle boats to fish or wait until after 3:00 PM. **Wayne Davidson** asked about placing the new benches, in the dog walk area. Joe said to box it in and put landscaping ties to frame area and fill with mulch and put the benches on top. That will leave room for the lawnmowers to go around the enclosed box instead of going around the benches with no bordering. Find a couple of spaces to do this in the dog walk area.

10. Adjournment-Bob Molle made motion to adjourn the meeting and Fred Verga 2<sup>nd</sup> the motion and all were in favor.
11. Results of the election were Troy Purnell-64 votes, Fred Verga-65 votes and Keith Shoff-67 votes. As far as the votes for a budget surplus the results were 1. Operating budget-58 votes, Reserve Account-8, and a refund-1.