

## November 8, 2014 Board Meeting

1. **Welcome, Called to Order, and Pledge of Allegiance by Joe McGee.** Joe asked new homeowners to stand and give their names. Paula Hnida of Lot#328, and John White of Lot#377. Joe welcomed them and told them he tells everyone you get out whatever you put in. This is your community and I'm glad you came to the meeting. There were 20 homeowners present and the Board of Directors, Joe McGee-President, Bob Molle-Vice President, Troy Purnell-Treasurer, Fred Verga-Secretary, Keith Shoff-Member at Large, and Valerie Sharp as recording secretary.
2. **Property Manager's Report**-Troy Purnell said the grounds crew's last day was November 7 and if you have anything to be taken care of, go to the office. Troy also talked about the reason for a couple ponds being brown. The board had the ponds tested and found out that they had been breached by the extremely high tides that backed into our ponds from the Bay's salt water. The grounds crew went and took the dead fish out of the pond's that were affected. The grounds crew also trimmed all the edges of the ponds just before they left for the season. They also striped the boat storage lot. Troy thanked Barry King for the maintenance of the pool areas this year and the help for the WIFI system which has saved the Association a lot of money.
3. **Treasurer's Report**-Troy reported the operating income was ahead in income \$6,377.53, due to electric, Expenses were under budget by \$10,069.05, building maintenance was over \$20,688.50, Utility expenses was under \$31,691.51, Amenities was under \$6,229.29 and excess revenue over expenses was \$21,669.34. Joe said the building maintenance was high because there was a new kitchen with cabinets in the Rec. Center, several new game machines which we needed additional electric. Joe said with the additional machines added, it added \$2,702.00
4. **Old Business: Splash Pad** at the Clubhouse has the permits and they will start this spring. **Pond water testing** on North Longboat Way and South Longboat Way was due to salt water intrusion. It killed several fish and that was unfortunate. The upside of this was that it will kill the algae. Another finding of the test was that there was e-coli bacteria in the ponds, this is from the geese and ducks, they believe. There is no way to differentiate geese feces and human feces. **All bathrooms fans** have been hooked up to the lights, and additional plugs have been added. The Clubhouse women's shower and spigot were repaired. **The Rec. Center laundry** room sink has been secured to the wall. **Rec. Center back door fence** has been moved back to be up to fire code standards.
5. **New Business:** Joe read a note written by a guest to the board about her stay here 20 years later, and how fantastic everything is and it was just as nice 20 years ago as it is now. Joe went on to thank Barry King again for his negotiation with several vendors for pool furniture, etc. Barry saved the community quite a bit of money by getting several items on sale after the season was over and the vendors would rather sell it than store it.
6. **Budget:** Joe went line by line over the proposed budget. Joe also explained that a budget has to be proposed 30 days prior to it being approved. All homeowners will be mailed the proposed budget and can ask any questions they may have. Joe did comment that Choptank is asking for a 7% increase, and we take that into consideration for the budget. **\*Keith made a motion to accept the budget as amended. Fred 2<sup>nd</sup> the motion and all were in favor. Joe asked if there were any questions from the homeowners at the meeting.** John White-Lot#377 commented on how well put together the budget was, and

it is a very well maintained community. I'm totally opposed to HOA's but this community has changed my mind. The audience all chuckled. Mike Whaley-Lot#90 asked for a new PA system for the clubhouse affairs out of the budget.

7. **Projected Reserve Fund for the next 20 years was gone over by Troy Purnell-** He anticipates the need for the budget to take into consideration the following issues. Pier- (which cannot be insured) so we have to maintain it. Electrical underground cables to be replaced, Erosion control-which is ongoing, roofing for buildings, and roads.\* **Bob Molle made a motion to accept the Projected Reserve Fund Usage. Keith 2<sup>nd</sup> and all were in favor**
8. **Special Projects**
  - A. **Speaker System-**Mike Whaley needs a proposal for a wireless system, a sound system that would work out by the pool by the next meeting.
  - B. **Tiles- for the Men's/Women's bathroom shower stalls,** make it handicap compliant, add the shower back in the center stall where there used to be one. Tile the walls.
  - C. **Replace the stall walls in the Bathrooms**
  - D. Electrical Buildings-in the common ground area's need to be repaired.
9. Committee Reports-**Entertainment-Mike and Kay Whaley** said the children's Christmas party will be on December 6, 2014, The New Year's Eve Gala will be on December 31, 2014. Kay also wanted to remind everyone if you have pictures of Assateague Pointe that shows what it looked like or some of the functions that were going on when it first opened, can you please get ahold of Mike and Kay. **They will need these for our 25 Anniversary of Assateague Pointe. ALL PHOTO'S, PICTURES WILL BE RETURNED. There will be an announcement in the newsletter and on the website.** There will be a Dinner Cruise at Suicide Bridge in Hurlock. It is a 3 hour paddleboat ride up the Choptank River. The dinner cruise is \$50.00 per person and we must have \$25.00 down per person to reserve. The menu is Prime rib, crab cake, garden salad, potatoes, vegetable, rolls and assorted cheesecakes. You may sign up in the front office now. Joe thanked Mike and Kay for everything they are doing. **WIFI-Barry King** said it is up and running, but has just been informed that Comcast has an upgrade going on and it is causing a minor problem. There will be another antennae being put up in a dead spot around Lot#377. **Barry King talked about the pool furniture** that has been purchased at the winter pricing. He has organized the pool furniture so that the barrel back chairs are at the Rec. Center and the square back chairs are in the Clubhouse. Barry converted all the light bulbs with LED. They are being replaced in the gate house, Rec. Center, Clubhouse and office. New signs for the pool areas. We will be power washing the decks in the spring. Barry made new maps that show all the lights around the pools, air fresheners, emergency lights, fans, and smoke detectors and will be given to gate personnel to mark which ones are out or need replacement. **Barry asked Valerie to have each building map framed and put into the appropriate building. ECC-Cathy Ortel** reported it was a tough year because we have homeowners who still are not in compliance. There are 2 hearings set up after this meeting and 2 set up for the meeting on December 6<sup>th</sup> meeting. The board and Cathy discussed the bordering requirements to be completed by January 15<sup>th</sup> of 2015 dead line. Joe asked Cathy to have bordering requirements in the next newsletter. Joe said that the ECC to take pictures for examples **of bordering around the sheds and have it posted in the newsletter and on an e-mail blast. Cathy also asked for volunteers for the ECC committee.**

10. **Open Discussion: Vince Luca-Lot#318** has been discussing having a ID card from Assateague Pointe, so when asked if you are a local for special discounts on golf, etc. you would be able to hand them this Identification card. Joe McGee, being President of the association would sign all cards. They will print off a few and see if that is sufficient or if something else has to be added. **John White-Lot#377** said he had moved here this summer and we have had a lot of rain and it under his house. He has major concerns with the ponding behind several lots, and was concerned with mold issues under his home. He took his concern to Valerie at the front office and she had told him she told the board about this so they could check this. Joe wasn't aware of it and said he would check after the meeting, because he had 2 other spots he was going to look at. John was impressed with the ECC's efforts in this community. He also was comparing our community to another in the area, and he said he would not buy over there, because everything was so run down.
11. **Adjournment and Next Meeting is December 6, 2014**
12. **ECC Hearings-Noon and 12:30**