

## August 30, 2008 HOA Board Meeting

- 1. Welcome and Call to order, Pledge of Allegiance and Code of conduct** delivered by President Joe McGee. There were 22 homeowners present and President-Joe McGee, Vice President-Vince Castelli, Treasurer/Property Manger-Troy Purnell, Secretary-Bob Molle, Member at large-Vince Miller, and recording secretary-Valerie Sharp.
- 2. Property Managers Report-** Troy reported that the grounds look great and is getting ready for work to be done in the fall on the erosion problems in the community. Troy thanked Neil for his hard work and the extra jobs he does around the community, he has been working short handed because a couple people left early in the season. He said that Neil's grounds crew has been maintaining the trash area and picking up all the bags that are left on the ground instead of in the dumpsters. Troy suggested that in the future we might want to pour a concrete pad with a ramp for the dumpster area. The fiber optic cable has been repaired and run to the warehouse area. He also said that the county will be contacted again to do the necessary repairs to the roads that were dug up last winter.
- 3. Treasurer's Report-**Troy reported that our operating budget is down \$3,856.00. We have liens against 3 properties because they owe over \$1,000.00. We look good on the income side. The expense budget is under budget by 10,299.00, mainly due to the \$3,500.00 insurance savings from last year. We haven't had any claims. There for we benefit for the insurance savings. Maintenance budget we are under \$13,300.00. Road maintenance has \$20,000.00, which we haven't used yet. Utility rates for electricity will be increasing to .14 to .15 cents a kilowatt hour. This will show up in your dues for the next quarter. Special projects are under budget by \$9,000.00, but part of this amount will be for the fiber optic project we just had completed. We are a little under budget.
- 4. Old Business:**
  - A.** Faucet removed from Clubhouse parking lot by the county.
  - B. Rental Agreements-**Joe said that most homeowners have complied and sent their rental agreements to the office, per blue deed book requirements. Joe said anyone who hasn't sent in their rental agreements are subject to a fine.
  - C. Signs-**Vince Miller reported that the wood on a lot of the existing signs are rotted and need replacement. He brought in for approval the new county requirements for road signs. There are 51 signs total that would eventually have to be replaced. The cost for theses reflective signs is around \$75.00 to \$100.00. The board thought that was not necessary to have these particular signs in a private community and Troy will try and find another vendor that might be less expensive.
  - D. Pool exhaust fans** in the pump rooms have been installed. The other ones rusted out and did not work.
  - E.** Rec. Center Camera will be repositioned for better coverage of that area. Bob Molle said Dave will be down in a couple weeks and will do this.
  - F.** Spreadsheet will be updated at the first of the month.
  - G. Rec. Center TV** has to be replaced. Andy Lapinski-Lot#408 asked for this, because it is outdated and no buttons to turn it on. You have to put your finger in a hole to turn it on. Troy will check prices for a new TV.

## New Business

- A. **Fiber Optics Lines** have been installed. Bob Molle said that Dave will be down in a couple weeks to hook up the 3 new cameras in the trash area to be viewed at the gate house by the courtesy personnel.
- B. **Clubhouse Reservations**-The board has decided that during the season the clubhouse is for the events of the community as a whole. The major holidays, July 4<sup>th</sup>, Memorial Day, and Labor Day, there will not be any reservations taken because we always have an event for the whole community. On other times if you have a party of 10 or less you don't have to reserve the clubhouse but you are responsible for cleaning up and taking care of all trash. All large groups must have a reservation.
- C. **Re-keying locks** in the community on the Rec. center, and clubhouse. It has been completed and the board will approve who gets 1 of the 22 keys that are available.
- D. Road Repair bids-Joe said that we need a committee formed to help with this very large project.
- E. **Pool Contractors**-Bob Molle spoke about some of the issues of the pool this year. There were a couple instances where it was dirty and cloudy. There also a couple times when the lifeguard doesn't show up for work. Lucille Smith asked about the policy for someone vomiting in the pool. The policy is to remove with the skimmer net and that's it. Troy explained that there are 3 pool companies in the area. We had American Pool Company 3 years ago and we were billed exurbanite amounts for all our repairs. The other one is First Choice that is owned by a former employee of our present pool company, Atlantic Aqua-tech. We were not happy with him a few years prior. Troy also brought up the fact that the present pool company has stated that they do not want to work here next year because of the numerous complaints and grief about the life guards, pool cleanliness, etc. Lucille Smith stated that the life guard at the back pool constantly had ear phones in and if there was a problem he probably would not be able to hear it, so it is a safety issue also. Joe brought up the complaint that a homeowner anonymously called into the health department. The health department had to come out and there was one issue with the lifeguard. He had put chlorine into the pools and he was not certified to work with the chemicals. As far as the rest of the complaint about the cleanliness of the pool and chlorine levels being down, they were unwarranted accusations. Vince Castelli asked what our options were if Atlantic Aquatech doesn't want to give us a bid this year for the pool contract.
- F. **Exit Gate Issues**- we need a sign at the front gate that states that **motorcycles must wait until the gate is fully open and then proceed thru the gate**. There was an incident where a motorcycle couple was going thru the gate and the gate did not read it and the gate came down on them. Vince Miller will look into getting a sign up at the gate.
- G. **Intercom system**-Bob Molle said that the intercom system is not adequate in the Rec. Center and Club house. It is very hard to hear and communicate. When Dave comes down he will be taking a look at it.
- H. **Roads**- Joe McGee stated that our roads are in bad shape and need to be done. We need a committee to be formed to go over the bids we receive and to make sure that all of the specifications are met. He would like Tim to head up the committee, seeing that he is an employee of the Pennsylvania Department of Transportation, and has knowledge of the process.

- I. Roads continued- Joe said the community would probably have to have a special assessment for the work that has to be done on the roads. He said that it would probably work out 1 of 2 ways. 1 payment with no interest or 3 payments with interest is how we usually work this out. It was asked if the homeowners get to vote on this matter. Joe responded yes, but the board has an obligation to the community to maintain the property, and the roads are a major concern right now because of the deterioration that has occurred. We are going to be accepting bids for this job.
- J. **Workers Party**- tentative date will be **October 4, or October 25, 2008.**
- K. **Incident Reports**- Bob Molle wanted to know the policy for the reports that are turned in by our courtesy personnel and from homeowners? The proper procedure should be that it be copied and given to all board members and also the ECC committee. The ECC can send a letter out and we will have a permanent record on file on the incident in the office. There are golf cart problems. Homeowners need reflectors on the back and headlights on the front, if you are driving at night.
- L. **Next Meeting-December 13, 2008**-Budget Meeting at 9:00 AM at the clubhouse. Valerie will post on the web site. Judy Coyle-Lot#100 would like the Children's Party posted for **December 6, 2008 at 2:00 PM** at the clubhouse on the web site also. Judy needs a new Santa suit. Joe and the board approved Valerie to give Judy a check for the amount of the suit. The estimate is around \$200.00.
- M. **Beautification Committee**-Carl Thompson-Lot#108 would like the dead trees along Assateague Way across from the marquis sign removed. Valerie will take care of this. He was upset over the incident when the clean up day people were thru for the day, they came to the clubhouse for refreshments and there was a party going on and the beautification committee was asked to leave after they had worked at cleaning up the community that day. Valerie took full responsibility for this incident. She told this group they could use the clubhouse for their party and wasn't thinking about the beautification committee using the facility after they were finished and she apologized to Carl and his committee and said that it would not happen again. A question was brought up about the ponds being so full of algae. Valerie explained that the water in the ponds have these huge algae blooms because of the weather conditions, heating of the water, and evaporation, and the use of algaecides in the ponds. **It was suggested that the algaecides be put into the ponds earlier in the season next year to try and avoid some of this problem.**
- N. **ECC Committee Report**-Cathy Ortel reported that the committee initially sent out 368 violation letters. There were 56 unanswered and there will be 7 hearings today. To serve notice for a hearing, the committee must do 3 things to comply with the lawyer's advice. The process involves sending a letter to there permanent home, a letter on the Assateague Pointe home and a registered letter. Cathy has asked the board to speak to

Ray Coates pin point the exact procedure for the fine system and it should be in writing.

O. **ECC** The board has agreed to do that. Joe Said that anyone who has a hearing and feel that they should appeal the fine system, can do so within 10 days to the board. There are several new homeowners and Cathy has suggested that when someone closes on a home in Assateague Pointe a welcome packet should be sent out. Joe said the board needs to have a form letter going over the committees in the community, the amenities and a reminder to read thru your blue deed book. In years past this was done by a committee. Cathy asked if Judy Coyle would be interested in sending these letters out in the future. Judy agreed and will get the form letter from the board and from Valerie the settlement list for new homeowners.

P. **Open Discussion-** Joe McGee discussed the drainage problems around the community and said we will have to have an outside contractor complete the work. Our grounds crew does a lot of repairs but this is too involved for them. Joe said the suggestion to move the dumpsters to the other side of the fence across from the mail boxes and have it fenced in. With that we would have extra room in the storage area for more slips.

1. Carl Thompson-Lot#108-recommended to change the present programmable thermostats to thermostats that can be adjusted manually. They are too complicated to work. He also suggested that we have only 1 pool open before Memorial Day and close 1 pool after Labor Day to save money. Joe responded that it could not be done this year because we have a contract in place.

2. Lucille Smith-Lot#145-She stated that this year the activities person only had a few children participating and they were renters. Bob Molle said our attendance in the community is down this year and how can you prove that they were renters. Lucille answered that she had never seen them before. Joe said that there is a lot of new people in the community and that he went to the pool the other day and he was introduced to new homeowners and he did not know them. He said that in years past he used to be at the pool and he knew everyone, so it is possible that the children involved with the activities were homeowners. He said his grand children have participated every time they were here. She has been an asset to the community, and has kept them busy and out of mischief.

3. Judy Coyle-Lot#100-spoke very highly of the activities director and her grand children were absolutely delighted with the Tie dye t-shirt project. She said they had them on when they came home then wore them to bed and then wore them the next day!

4. Bill Landano-Lot#229-Asked that the web site be updated if there is a date change for the board meetings or events. Valerie had updated one part of the web page but there are 2 possible places to look for the board meeting dates, so she has advised the web page editor that we will need these 2 places, board meeting minutes and events page, updated for any future changes. He also wanted to know if we could turn the dumpster's side ways. Joe told him there wasn't enough space.

5. William Smith- asked the board for authorization to give Carl Thompson a key to the new locks that were just re-keyed. Bob Molle replied by saying that he approved it and Carl has a key.

6. Paul Smith-Lot#94- said that on August 23, 2008 at 10:30 AM in the morning, there was an emergency vehicle that had a gate card and it would not work. Valerie will find out what card he has after viewing the tape and give him another card. Bob Molle made a motion to adjourn the meeting and it was seconded by Joe McGee and all were in favor.