

August 12, 2006 Board Meeting

1. Welcome and called to order by President Joe McGee at 9:00am. Present at the meeting were the Vice President-Vince Castelli, Property Manager and Treasurer-Troy Purnell, Secretary-Bob Molle and Member at Large-Vince Miller. There were 7 homeowners present and Valerie Sharp was recording secretary. Joe McGee led everyone in the Pledge of allegiance.

2. Code of conduct was gone over by Joe.

3. Property Managers Report- Troy Purnell reported that the grounds are in good condition. We are still working on erosion problems as they are reported.

4. Treasurers Report-Troy reported that we were under budget by \$2,953.00. The gas bill was down; the electric usage was down. Administrative costs were \$19,000, which is less than budgeted. Maintenance costs were \$2953.00 and are under budget as of June 30, 2006. The amenities are over budget by \$11,170.00 due to the pool maintenance problems. The full amount of \$15,210.00 will be taken out of the reserve fund, because it is a replacement item. Joe McGee asked Troy about the manner in which bills are paid. Joe asked that when we get the invoices does anyone actually check the bills before they are paid? Troy replied that of course they are. They are coded and then looked at by John, Kelly and myself. Joe wanted to know about a trip charge that was on the June bill of the Waste Management. Troy said he would look into it and report back. Vince Miller asked if our electric bills are going up? Troy said that there are power agreements with different wholesale suppliers and it would be up to them. Troy also said it is anticipated for the electric to go up and the cost will be due to our peak usage. Bob Molle said as the newest board member where or who could he ask questions about individual bill paying? Troy told him to contact himself; John Comegys or Kelly and you will get answers to any of your questions. As an example Bob wanted to know about individual invoices for repairs that are lumped together in the general fund. Could they get a complete breakdown? Troy told him yes. Joe McGee feels the community as a whole likes the fountains. The board knows that the last few years there have been problems keeping them functional. Troy said he will obtain the data on the cost and maintenance of the fountains. **Troy made a motion to repair all the fountains for this year and at a future meeting, discuss the cost effectiveness of these fountains. Bob Molle 2nd the motion and all were in favor.** Bob Molle asked if we could leave the fountains in the ponds year round? Valerie will E-Mail the TORO representative and get the information.

Old Business: Gate System-Joe McGee addressed Bob Molle about the reader distance from the gate. Bob told him the distance is 24 inches and can be activated through a window regardless of it being tinted or not. Community members agreed with Bob about the reader working through a closed window, if you are close enough. Joe brought up a problem that has occurred at the gate. He has been told about people still passing their gate cards back to another car, which activates the anti-pass back. **Joe has suggested a form letter to written up and approved by the board and our attorney that states this action is considered trespassing and the next time it occurs you can be fined.**

Signs: Vince Miller has ordered and erected the No Trespassing signs at the front gate. These signs were approved at the annual meeting to be erected at the front gate by the Board and our attorney.

Gas Cards: Joe stated we want these so we can get gas at a better price than we have been getting. **The cards will go to Neil for the grounds crew and Valerie will hold the gas card for the courtesy personnel truck in the office.**

Recreation Center- The ceiling has to be fixed after the air conditioning unit drained through the ceiling. The rug will have to be cleaned also.

Workers Party: Joe said the party will be September 30, 2006 at the Greene Turtle at 3:00pm.

Drainage Problems: Troy will have Frank Hauser repair Lot#396 in the fall. The repair that needs to be done is to seal the drain on the outside of the pipe with concrete.

Storage Dock Boxes- Valerie will pick these up and they can be secured with lag bolts on the bottom (Glen Jarvis). They will be placed at the front pond by each floating dock so the life jackets can be stored in them.

Washer/Dryers: Valerie is getting estimates for a set of triple loaders. We have had several machines this year break down; they are at least 10 years old. The main problem is overloading the machines.

Programmable Thermostats: Have been installed in the Rec. Center and the Clubhouse after a homeowner brought the idea up at the last meeting.

Soda Machine: Clubhouse is missing a machine. Valerie spoke to Pepsi Bottling Co. and they told her there weren't enough products being sold, so they removed it. She is going to find out if Coke Co. will put a machine in the Clubhouse.

Front Gate Access: There will not be a permanent barrier gate put up at the exit gate because we need access for golf carts and bicycles.

Camera viewing: Joe wanted to discuss who is responsible for viewing the camera's after an incident has been reported. Joe was referring to an incident to the fridge vandalism that occurred. Joe believes that it would be the responsibility of the courtesy personnel. He would like a **job description** for the courtesy personnel. He would like to add to that **"Other duties as assigned by the Board of Directors"**.

Pedal Boats: Andy Lapinski and Carl Thompson will replace the ropes that have been cut off the pedal boats with plastic coated cables, so they can be secured to the dock.

Pools: Joe said in the fall we need the rust removed from the bottom of the Rec. Center pool. We also need to have the bottoms of both pools to be smoothed because of the rough surface on the bottoms. John Jarvis to be contacted about these items to be done after the season is over. Joe McGee talked about the excellent lifeguards we have had this year. They have done their jobs very well. We haven't had such conscientious lifeguards in a long time. He suggested a bonus for each of them at the end of the season. **They will be here until September 10, 2006. Vince Castelli made a motion to give a bonus of \$150.00 to the clubhouse lifeguard and \$100.00 to the Rec. Center lifeguard for their performance this year. This was 2nd by Vince Miller and All were in favor.**

Golf Cart Registration: ECC has asked for registering all golf carts next year. People will fill out a form and you will then get a sticker to put on your golf cart. You will have to register every year. This will be discussed further at the next meeting.

Fines: Joe addressed the situation of unlicensed drivers driving golf carts. He said a fine system should be implemented.

Committee Reports

Only Mike Tebin was there from Budget Committee and was nothing to report. He only commented that the Board should listen to Committees as they had recommended the Programmable thermostats at an earlier meeting. He was glad they were installed.

Joe stated we were still looking for volunteers for the Pool Committee.

No other Committees there to report.

New Business

1. Board voted to purchase 50 total chairs for the Clubhouse and Rec Center Bob Molle motion and 2nd by Joe McGee.
2. Boat Slips – Joe stated he found some additional space for extra slots. Also it was recommended that we publish Rules for the Storage area. Also discussed creating small and large slots and create different pricing.
3. Discussed the need for roof over mailbox area as required by Post Office. Board approved a 12' by 31' by 7' high roof at a cost of \$1820.00. Troy made motion and 2nd by Vince Miller .
4. Board discussed fixing up Clubhouse . Paint inside, new furniture and plants etc. Board recommended getting costs for go ahead.
5. Discussed possible deterioration to Assateague Way road shoulders. Blacktop on edges is starting to break. Board recommended getting pricing on gravel to correct problems.
6. Board discussed lowering speed limit or adding extra speed bumps in the Rec Center Pool Area. Motion was made by Vince C. to add two speed bumps with a second by Vince M.
7. Joe requested Troy to set up meeting with Courtesy Personnel to review their responsibilities and duties.
8. Bob Molle requested Troy ask State and or County Sheriff to increase presence in Community during both day and night hours.

Open Discussions:

Lot # 190 (Gallagher) – Wanted to remind Homeowners that there are snakes on property and to beware when working around property. ASK TO BE MENTIONED IN NEWSLETTER.

Lot # 12 – Stated he pulled in bench that was thrown from pier. He also asked about rule regarding permanent gazebo in enclosed patio area. He was told It could not be permanent.

Lot #408 (Andy L.) Requested blinds be replaced ton Clubhouse.

Lot # 447 (Joe M.) Ask that the language be checked on the new Trespassing sign. Ask why Courtesy truck is parked in one of out lanes at gate (Handicapped staff on duty).

Can Clubhouse be used after hours? (Joe stated if permission, yes.).

NEXT MEETING – BUDGET MEETING ON Dec. 9th at 9am.

Troy made motion to adjourn with 2nd from Vince Castelli