

Board Meeting-April 16, 2016

1. Welcome and Call to order and Pledge of Allegiance by President, Joe McGee. Present at the meeting were 37 homeowners and the board of directors. Joe addressed the 3 people who have died recently. He said that our electrician, James Curtis, Bill Hall, who has done numerous jobs in the community and used to own the Mucky Duck and would always donate to our events, and Patricia Griffith of Lot#122, who used to be the chairperson for the finance committee. Joe asked for a moment of silence. Joe asked if there were any new homeowners. They were Michael and Joanne Hart of Lot#494. Joe introduced all the board members. He read thank you notes and a letter from a homeowner that had a bird house, birdbath removed from his yard.
2. Property Managers Report- Troy Purnell reported that the grounds crew started 2 weeks ago and have installed the Barley Straw in netting in all the ponds. Which is supposed to help with algae. The grass has been mowed and skirting was fixed. There were 3 mower decks replaced. The grounds crew is checking for erosion issues. The Clubhouse Bathroom renovation is completed. The new washers and dryers have been installed in the laundry room. Joe asked for the final cost of the bathrooms.
3. Treasurer's Report-Troy said the final audit was completed and will be posted on the website. We are \$38,000.00 short. Choptank electric costs went up 6%.
4. Old Business:
 - A. Clubhouse Bathroom remodel is completed.
 - B. New Commercial Washer and Dryers have been installed. You must use **HE DETERGENT ONLY**.
 - C. Work Order Status- concrete has been poured to the entrance to the dumpsters.
 - D. Frontier Town will be expanding and adding 75 campsites in one area and another 50 in another. The water and sewer lines are being laid down Route 611 to Frontier town which is currently on septic and a well. The county is going to tie into our waste water from Snug Harbor. Joe reminded Troy that the county has to do install a water spigot in the storage yard.
 - E. Golf Carts have to be registered and everyone will receive the new sticker and a copy of the rules after it has been signed by the homeowner and the front office.
 - F. Hover boards-Joe will talk to Ray Coates about this matter. He was waiting for the State to come up with some regulations. They have banned them on the boardwalk in Ocean City.
 - G. The county has requested to widen the driveway to the water plant, across from the Clubhouse, to accommodate the salt trucks. Joe said that in the past, we have had maintenance issues with the county on several occasions. Troy will talk to John Ross from the county.
 - H. Roadway cracks are being checked by the grounds crew.

- I. Pool contract-**Keith made a motion to accept the pool contract but not to exceed \$50,000.00 (which would include the \$385.00 X 6 weeks no lifeguard after the season) Bob Molle 2nd and all were in favor.**

5. Committee Reports:

- A. ECC-Cathy Ortel said the inspections will start the last week of April. She will do all of the community for the first inspection and then her committee will do the 2nd inspection. She asked that if people do not respond or correct the violation that they be fined at \$50.00 per item plus administration fee. Onto other business, she reported that there is more structures going up without ECC approval. They are being attached permanently, which is not allowed. Another problem was a corrugated roof, which is not allowed in the community. She asked if the fine be higher for the structure construction to \$300.00. There is another problem with a homeowner that rents and has been advertising pets allowed. This issue has been going on since 2011. Joe said the board needs to talk to Ray Coates about this matter. He stated that this might be our first legal problem. Mike Whaley said the house next to him is in deplorable condition. This house is now owned by the bank. Mike said that the roof shingles are coming off. What can be done about this? Troy said the bank will send people in to check on things but they are not obligated to do the roof, and they usually don't invest any more money, they take the loss.
- B. Storage Committee-Dale Verga Stated that her inspections will start at the end of May. We have 16 that haven't paid yet. They were called and Joe said that if they are not paid for by our next meeting, they lose their spot. Joe said to send a letter to each one that is late and state that if it isn't paid for the Association has the right to remove whatever is in there and the homeowner is charged a fee for this.
- C. Beautification Committee- Missi Clark said the Clean Up day will be on April 30th and to meet at 9:00 AM at the Clubhouse and lunch will be at 2:00PM at the Clubhouse. Missi had a plan for a butterfly garden and the cost. She wants it in McGee Park and we need a space of 100 sq. feet. Board approved.
- D. Entertainment- Kay Whaley reminded everyone about the magnetic calendar that was sent in everyone's homeowner's dues. There are extra ones at the front office. She sent a big thank you out to Patsy Peeling, Wendy O'Meally and family for chairing the Easter egg hunt.
- E. On April 30 we have the cleanup day, May we have Flea market, bull roast, meet and greet, In June the Puzack Memorial golf tournament, tie dye event, In July we have the parade-which we need some volunteers, July 4th Picnic, Shrimp Feast, and the Murder Mystery, In August we will have the Suicide Bridge dinner cruise, crab feast, taste off, and the Luau. We welcome other suggestions and we can guide you but it will be up to you to chair the event and get the volunteers. Some suggestions were Paddleboat and Kayak races, bonfire, and drive-in movie for golf carts.

- F. WIFI- Barry King said the splash page has been removed from the Wi-Fi system, so you don't have to log in. The apple products were not always working and we found out that our antennae's were the problem. Companies are coming out with new products all the time and that means changing and upgrading the system. We currently have dual band equipment and it will need to be updated in the future. Currently we have 40 antennae's and with the newer upgrade we will need 20, this is because they have a longer and wider range. The bad news is that anyone with older phones, iPad, or equipment will also have to update or they won't be able to use the service.
 - G. Pools-Barry stated that all equipment has arrived. We need to finish up putting the legs on the tables. We will not be replacing the big umbrellas. Barry asked to have the decks power washed by the grounds crew. Troy said they could do that. The coke machine is to be taken out and replaced with a Pepsi machine.
6. Open Discussion-Melanie Dixon-Lot#320 said that the new bathrooms were Awesome! Joe said that we have new handicap commodes, new sinks that are automatic, you just put your hands under and it turns on. Denise Ginsburg said that she thought the new washers and dryers were Awesome! Michael Coster-Lot#35 said that the patch that the county did wasn't done completely. Joe said we have a contractor to take up the existing patch and place permanent patch and we will bill the County. Joe said the homeowners paid for these new roads and the county comes in and does patches. Mike Whaley-Lot#90 said that the new washers are HE, which means High Efficiency so you use less detergent and you MUST USE (HE) detergent. You do not fill the reservoir cup! There is (HE) detergent packs available in the laundry room. There is enough for 2 LOADS in each package. When they go thru the final rinse and spin, the clothes come out damp, which saves on drying time. Arlene Baldwin-Lot#299 said that they make (HE) Tablets also. Mike Whaley also asked that the person who BORROWED THE VACUUM CLEANER FROM THE CLUBHOUSE to please return it.
 7. Next board Meeting will be May 14, 2016 in the Clubhouse.
 8. Troy made a motion to adjourn the meeting, Fred 2nd it and all were in favor.