

Minutes for Annual Meeting on July 14, 2012

1. 1. Introduction of Board Members- Bob Molle-Secretary, Fred Verga-Member at Large, Vince Castelli-Vice President, Troy Purnell-Treasurer. Joe McGee-President. Attorney-Ray Coates was present as well as 43 homeowners. The pledge of Allegiance was recited. Lincoln said a prayer for everyone present. Joe asked everyone if they picked up their proxy's, handouts, ballots. A required quorum need 52 accounted for a quorum, we had 43 homeowners present and 64 homes that turned in a proxy. Joe went over the Rules of Conduct. Sue Hart and Kathy Drosey have volunteered to count ballots. **A motion was made by Bob Molle to approve the minutes from the November 2011 minutes. Troy Purnell 2nd the motion and all were in favor.** The good news is most people take great pride in their property, community property and the behavior of themselves, their guests, and pets. Keep up the good work. We are solvent; no litigation is pending against the HOA. Groundskeepers, courtesy personnel, and custodian are on duty. We purchased 10 new umbrellas, 40 new stacking chairs and 10 chaise lounges for the clubhouse. We are in the process of finishing the WIFI, replacing new lights in the storage yard, set up a wireless microphone in the Clubhouse and a new filter system in the Clubhouse Pool. We have a slate of candidates for the Board and we have an active and supportive Property Manager.
2. Treasurer's Report-Troy Purnell reported that the operating budget is \$19,647.17; it's ahead of budget. **Troy made a motion to transfer \$12,000.00 from the reserve fund into the general fund. Fred Verga 2nd and all were in favor.** Administration Expenses were under budget by \$5,312.22, Maintenance was over at \$5,142.97, Utilities were over at \$9,335.06, Amenities are under budget at \$3,393.05, and the excess revenue over expenses was \$13,874.41. We have one homeowner who is arrears and their electric has been turned off. On your ballots there are 3 choices on the bottom that you can vote on if we come in under budget this year. You may choose the operating budget, which we usually do, or the reserve account, or a refund.
3. Property Manager's Report-Troy Purnell reported that the place looks good. Thank you to the Beautification committee, grounds crew and all the volunteers that make this place look great. We are doing erosion control on some of the pipes located in the community. Instead of excavating we are having a sleeve put into the pipe, which saves a lot of time and money. The catch basins are filling up with dirt, so they are being looked at. Melanie Dixon did say her yard has another sink hole and Troy said to put in a work order at the front office..
4. Entertainment Committee- Mike & Kay Whaley reported that 6 of the 8 paddleboats are being used and the 2 that are missing are sunk in the mud. They thanked all of the chairpersons for the events this year. Lucille & Smitty for the Easter Egg coloring and hunt. Carl Thompson & Ray Howard for the clean up day. Craig Bell & Joe McGee for the Bull Roast. Tony Matriona for the golf tournament. Valerie Sharp for the flea market. Vic & Jill Scocco for the July 4th parade. Chris & Lori Toro for the July 4th Picnic. We also have several free events that have been chaired by Andy Lapinski- Movie night, Bingo Night by Mike & Kay Whaley and Joe McGee, July 4th Parade by

Vic & Jill Scocco. Mike said that the goal of the paying events is to break even. In the coming weeks is the Shrimp Feast, Murder Mystery, Crab Feast, and the Pig Roast/Luau. Joe McGee said that this years July 4th Picnic side dishes were the best he has seen in a long time. There were a lot of homemade dishes and they were really good.

5. Beautification Committee-Bob Molle is reporting for Carl Thompson, who is recovering from an ankle operation. Carl has not been able to come down because of this, and Bob believes he is saving his energy for the Murder Mystery for which he and his wife, Linda chair every year. The common grounds have seen many improvements in the last 12 months because of homeowners that participated in working around the community. The board for their leadership and the maintenance people. The paddleboats have all been serviced and reconditioned by homeowners and volunteers lead by Mike Whaley. The tree by the front flag pole has been removed and now our sign is more visible and you can see the flowers, thank you Troy. We replaced 2 dying maple trees with 2 red maples on the left side going up Assateague Way, and we will need to replace 3 trees that are in bad condition. The sign by the pier needs to be replaced to read no dogs, no bikes. The storage yard is looking good thanks to the Verga's. Thank you to all of our volunteers that showed up for the clean up day, it was a success again this year. We encourage all homeowners to come and join us in working this event one day a year. You will meet your neighbors, receive lunch on us and be part of the volunteer group that once a year in the spring work a few hours to spruce our community up after a long winter. The plantings throughout the community will benefit from a little drink of water when you are here at the pointe. I thank you in advance. If you would like to sign up for the Adopt a Daisy program, you may get information from my committee.
6. Ease of Mowing-Troy reminded everyone that all of your home, sheds and trees need to be bordered. He asked that you keep the yard art to a minimum and inside the borders. If you have borders in place and your skirting gets hit, you can fill out the form and it will be replaced by the association.
7. Boat Storage- Dale Verga reported that she wants to thank all the slip owners for taking care of their slips by getting rid of the weeds. We have had 2 inspections and most of the violations were because of weeds. You could keep ahead of the weeds by spraying and pulling the weeds once a month. In the fall, I would like some of the vegetation cut back. Joe nominated Keith Shoff to volunteer his chain saw and do this job.
8. Financial Review Committee- Patricia McGriff said her job is to go over and report anything that is questioned. She reported she doesn't have any questions.
9. ECC- Cathy Ortel thanked all of her committee members which include Melanie, Keith, Wayne, Rob, Steve who have been out in the 100 degree heat to do the inspections. We sent out 360 letters the first round and in the second round we had 50. You are required to respond in WRITING and if you do not, we will come after you. As far as the borders are concerned, do yourself a favor and add an extra border above the original one. They tend to settle into the ground, which makes it easier to be hit with the weed whacker. The next inspection is mainly for weeds. The new ECC e-mail address is ceoassateague@yahoo.com and the phone number is 443-397-0171. NO WOOD BURNING Chiminea's are allowed in the community. Mike Whaley said if you want

- to convert your chiminea to gas, you can go to the website www.blurooster.com Cathy thanked Keith Shoff for going thru 12 years of minutes to update the changes made for the blue deed book. The Board of directors will go thru his findings and have to approve before the next billing and it will be sent with the billings, and it will be posted on the web site. Elaine Galeone asked Ray Coates if legally, the ECC can make these fines or does it have to be the board? Ray told her that it is a discretionary call to the ECC. It can be appealed to the board. Elaine asked according to Maryland state laws if the ECC can fine. Ray told her that the fines are based on the restrictive covenants of the deed book. He explained the process in detail. Cathy wanted to ask homeowners that have lots that are very dark at night; she asked that they invest in solar lights around your home. It lets your neighbors check on your property when you're not down. Cathy also asked about setting trash cans to collect soda cans for the animal shelter. Joe McGee said if there wasn't anyone to take them to the shelter, we could have flies and bees. Cathy said she would ask for volunteers to take care of taking the soda cans over to the shelter in a timely manner so we do not have that problem. The local shelter is a no kill shelter and they could use the funds generated by recycling the cans.
10. WIFI- Barry King volunteered to be chair person for the WIFI. There have been more antennas added, and they are lowering the others so they could receive the signals. This will be posted on our web page also. The new system will require you to put your last name in and the first 4 digits of your address. The benefit of having Barry as the chairperson is that the community is saving between \$500.00-\$700.00 per month for the consultations.
 11. Camera's in the boat yard should be completed by the end of the year.
 12. Dog complaint-There is problem over to the play ground with a homeowner letting his dog go to the bathroom and he cleans up but, children play in that area and it is unsanitary. Another homeowner has taken a picture and has made a formal complaint and it is being handled by the ECC. Joe explained that we have provided a dog walk area, just for this reason. If this homeowner doesn't comply, the board can ban this dog from the community. Joe that he received a question about having a 4 to 5 foot leash instead of a 50 foot leash.
 13. New Business- The board is receiving bids for new marquis signs. We received a bid of \$125,000.00 to rip rap the pond on North Longboat and we are getting other bids. We also are getting bids for the phragmite spraying; this needs to be done in a 3 to 4 year regimen. We got a bid for spraying the ponds for \$10,000.00 a year.
 14. Candidates for the Board- there are 2 people. Arlene Baldwin thanked Joe McGee for being on site for the latest power failure. He seems to always be around and she just wanted to thank him for what he does for the community. Joe asked if there were any nominations from the floor. There was not. Bob Molle gave his bio and stated that his goal for being on the board was to move forward with this community and it is still the best place to be in O.C. Joe McGee gave his bio and stated he has been involved since the first year he was here and he has been president of this Association for the last 16 years and wishes to continue. He also thanked all the homeowners as a whole for their support over the years.
- The votes were counted and Joe McGee and Bob Molle will be on the board.

15. Open Discussion-Paul Coleanne-Lot#465- asked that on the bottom of the directory with everyone's name and A.P. address that a foot note be put on the bottom, saying to please shred this when you receive a new one.

Mike Whaley asked if we could get water over by the dumpsters he was going to show his wife, Kay, how to power wash the steps. They are very dirty. Joe said that you could run a hose from the warehouse.

Bob Molle made a motion to adjourn and Fred 2nd and all were in favor.