

## September 22, 2012 Board Meeting Minutes

1. Called to Order and the Pledge of Allegiance was directed by President Joe McGee. There were 24 Homeowners present and Joe McGee, Troy Purnell-Treasurer, Vince Castelli-Vice President, Bob Molle- Secretary, Fred Verga-Member at Large, and Valerie Sharp-recording secretary.
2. Treasurer's Report-Troy reported that the Operating Income was up by 19,693.62, Administrative Expenses were down by 4,976.73, Maintenance was up 14,428.84, Utilities are up by 1,774.84, and Amenities are down by 4,535.39.
3. Property Manager's Report-Troy stated that this year that the place hasn't ever looked this good. The electric work, setting new poles and new cameras are being done at this time. Vince asked if all the collapsed pipes have been repaired yet. Troy said the one that has to be done is on the phase 2 pond. He went over the Rip-Rap bids.
4. WIFI- Joe reported that it is up and working. We need an instruction page out to everyone. All homeowners will have to register the first time to access the internet. Barry King volunteered to be our WIFI person. Valerie has a spread sheet if you want to report any problem you are having with the WIFI.
5. Marquis sign-we have several proposals. The first was 13,492.44 and a second one for 8,038.22. The marquis sign was hit by lightning. This issue will be put on the next meeting. The next meeting is on the budget. Cathy Ortel asked about some preventative maintenance on the ponds. Joe said that can be addressed at the next budget meeting. Joe said that there was one bid for \$21,000.00 for the pond issue. Joan Chambers asked about having it dredged and pulling back the edges and lining it with filter clothe.
6. Phragmites- Joe said we have to find out from the county if we can get a grant for this work and for the rip-rap work. **Joe made a motion to accept the bid for \$1,800, to take care of the phragmites. Troy seconded the motion and all were in favor. They will be finding out about possibly getting grant money for this project from the county.**
7. Incident Reports-Vince Castelli was concerned that the board wasn't following thru on these reports. Joe said that he did follow thru and spoke to the homeowner that was in violation. He also said that the board will have another meeting with the gate staff to go over procedure. We also need a sign by the pier that states NO DOGS ALLOWED IN THIS AREA! The board will have an executive Session on this matter.
8. Pools- **Troy made a motion to have 1 pool open after Labor Day for 2 weeks instead of having only 1 week. Joe Seconded the motion and all were in favor.**
9. **ECC- Guidelines that were updated will be posted on our web site and will also be going out with the next billing to all homeowners.** Cathy also said that we need clarification on what kind of headlights can be used on the golf carts. After much discussion over the wording, they have made a clarification. All golf carts must have golf cart powered
10. Boat Storage area-Dale asked if the grounds crew could cut back limbs in the storage yard. Troy said that the grounds crew could do that in the spring and they also need to trim back the trees on Assateague way. Dale informed the board of one person in the storage yard that has had 3 letters sent telling them to contact the office about their expired trailer tag, and now there isn't a tag on it. They have not adhered to the boat storage policy and there hasn't been any communication from this homeowner, so the

board said for a certified letter to go out to inform him that the boat storage slip will not be renewed.

11. Beautification committee-Carl Thompson wasn't at the meeting because he just had surgery.
12. Entertainment Committee-Mike & Kay Whaley that attendance is up this year for all of the events. Even though the weather was really lousy, we had a fantastic turn out for the Crab Feast. Bingo has been going very well, and people were happy we have it back, Pool Party was a success and we had beautiful weather for it, The Murder Mystery is always a sold out event and it was a wonderful show, The Luau/Pig Roast food was incredible, and the 50/50 ticket sales went great because of our Hawaiian Beauties. The children's Christmas Party is on December 8, and then the New Years Eve Party. Hope to see you there.
13. ECC-Cathy Ortel said on the initial inspections, there were a lot of ripped screens, lattice that needed to be power washed. We had a few homeowners this year that have let things go all season and haven't complied yet. They have 2 hearings after this board meeting that are scheduled. Joe said the home in question on Assateague Way needs the weeds pulled and cleaned up by the Association and the homeowner billed. His house is also up for sale. **Golf Carts need to have cart mounted and cart powered head lights operational after dusk and rear deflectors.**
14. Open Discussion-Dale Verga-Lot#469 asked if we are doing anything with the pier. She said there were a few loose boards and one that need replacing. When was the last time it was stained? Troy said he will have the grounds crew look into it.
15. Lisa Ward-Lot#162 is concerned with the many signs by the dog walk area. One state's not to drive on the grass in the dog walk area from July 1 thru August 30. There isn't a sign to say you can't drive from the street to the fence between these dates. Troy said we will change the sign, to be more clarified. She also asked about the drainage by the front entrance backing up onto Assateague Way. Joe said the drainage pipe was cleaned out on the right side of that road, and it should drain freely now. Cathy Ortel-Lot#338 asked that a sign be put down by the Basketball area to say **NO DOGS ALLOWED IN THE BASKETBALL AREA**. Smitty-Lot#145 said he is repairing all the pool chairs like Frontier town has done. There are 24 that need repair.
16. Next Meeting will be December 1, 2012 at 9:00 AM in the Clubhouse
17. Bob Molle made a motion to discontinue this meeting and Troy 2<sup>nd</sup> the motion and all were in favor.