

Assateague Pointe Homeowners Association  
2010 ANNUAL MEETING  
JULY 10 2010

Board Members in attendance: Joe McGee, Vince Castelli, Troy Purnell, Bob Molle, Vince Miller

Legal Counsel – Mr. Ray Coates

Meeting commenced at 9AM. President McGee called meeting to order, Welcomed all Homeowners, and announced a Quorum of Homeowners in attendance and/or represented by Proxy. The Pledge of Allegiance and a Prayer were given.

Joe thanked all Homeowners for taking pride in their Community, with the upkeep of their property and the behavior of their guests and pets. We are solvent, no litigation is pending against the HOA. There are Courtesy Personnel, Groundskeepers and Janitor on duty. We have purchased 10 new Round tables, 10 Rectangular tables and 25 Folding Chairs for the Clubhouse. The Clubhouse Pool has been resurfaced with a Diamond Brite Finish and new tiles were added. This should last many years. The Baby pool drains were repaired and the seams were calked. There were new Entrance and Exit gates installed . A new Camera was installed recording the Exit Lanes of the Main gate. There was caulking applied at the Rec Center pool deck, Upgrades were made to the Electrical system at the Rec Center. New drains were installed at the Clubhouse parking lot, New Stove and Microwave were installed in the Clubhouse Kitchen. WiFi stations were installed at both the Clubhouse and Rec Center.

We have a slate of Candidates for the Board and we have an active and supportive Property Manager.

Handouts to those attending include: Agenda, Minutes of December Budget Meeting, 2<sup>nd</sup> Qtr. Financial package, Candidate sheet, Ballot, and Rules. Homeowners needed to count ballots.

A motion was made and seconded to approve the last annual Meeting minutes without reading. This was unanimously approved.

**Treasurer's report** was given by Troy Purnell. This included an explanation of Operating, Reserve and Refund items needing a vote in case there is excess revenue. This is for IRS purposes. Homeowners should mark their Ballots. Troy stated that we were currently within Budget. A motion was made by Joe McGee to move excess pool money to Reserve. This was unanimously approved by Board. Troy also explained the Electric Cut off policy for Delinquent accounts. He stated we work with Homeowners to avoid this process as long as the Homeowner honors their agreement. There are also liens filed against properties who send no response to notices. Troy stated receivables are very good and that this is the last Quarter for payment by Homeowners for Road assessment. Troy explained the ballot choices (Operating expense-Desired vote, Reserve, Refund). Vote for one!

**Property Manager** report given by Troy Purnell. Homeowners were complimented on the help given to keep the Community looking good. He requested a new Lawn Mower be purchased for the grounds crew. Groundskeepers now on duty for Summer, Fall.

## **COMMITTEE REPORTS**

ECC -- Cathy Ortel gave report. Thanked the members of her Committee for the great job they did on inspections and follow-ups. She stated there were 350 violations last year as compared to this years 240! There are 43 violations still needing addressed. Cathy requested those Homeowners to please call or communicate with her on actions being taken. She stated her committee is open to suggestions or complaints. Please communicate those questions to the Front Office. She reminded Joe that they are also looking at Common Areas that need improvement. Cathy and her committee were thanked by the Board for the fine job they have been doing.

## **STORAGE LOT REPORT**

Joe explained that the Hale's resigned because of health problems. He thanked them for their past help. Fred and Dale Verga have volunteered to take over this job and submitted their report. Upon their inspection it was noted many slots have repeat offenses. They asked that notice be given that these violators must take action on these offenses!! Joe stated that if no action was taken by these violators that the lot would be taken from them and they would be required to remove anything they had on lot! Fred also requested that the Association help with clearing the out of control vegetation building up in the area. He also stated many lots are just storing JUNK in these lots and it is looking bad. Troy stated that they would be spreading the stone piles throughout the lot area. The Board is to consider increasing the fee for lots in this storage area. Vince Castelli asked that the concrete blocks be updated with Lot #, Joe stated because so many were missing that it was decided to paint the lot # on the stones. Fred and Dale were thanked for their help with this area.

**VALUE, SAFETY, AND BEAUTY (EASE OF MOWING)**—Troy stated all was OK at this time.

## **BEAUTIFICATION & POOL/PIER COMMITTEE**

Bob Molle gave Carl Thompson's report. Bob reported Carl was feeling better and hoped to return to full speed soon. Carl stated since last July's meeting we have had many positive items happening in the Community. He stated the Pier was washed and sealer applied by our Maintenance people, the Pool was the best it has been, the new roadways have made the Community look much better. The recent Community Clean-up day was again successful. He thanked all who participated in helping make the Common areas and flower beds in the Community look great. We built a new horseshoe pit ( shoes are at the Main Office). We have started a new program this year under the leadership of Kay and Mike Whaley. It is called "Adopt a Daisey" to assist in keeping the planting areas looking good by weeding and watering. If you are interested, please contact Kay. The Paddle boats have been looked at by Mike Whaley. Repairs have been done and parts have been

ordered for further repairs.. Thank Mike. Carl asks the Homeowners for help in policing this area to remind about tie up of boats and storage of life jackets.

Carl listed several items that he felt needed attention.

1. The pond behind the Clubhouse pool has eroded several feet over the years and although some minor repair has been done there still needs to be a program in place to install stones to keep the earth from further erosion.
2. The Storage Lot area is in need of attention. He understands there are new persons taking over this area. He asks the Boards to give them all the help they need to improve this area.
3. Recommends that a contract be mad with a company to look after the pond fountains to service, install, remove and store over the winter. To perform maintenance on them during this time.
4. Ask Troy to look further in to what we can do to help with the health of these ponds. (Troy stated we have asked the golf Courses and others in the area about this and they have stated there really isn't much more you can do to address these issues in an economic way.)

### **BUDGET COMMITTEE**

No member was present. Troy explained that questions have been given by e-mail by members and they were answered and were satisfied with the explanations given. (We are, however, on Budget to date.)

### **ENTERTAINMENT COMMITTEE**

Members not present. Joe reported on upcoming events for this year and the success of those held so far. He stated the Committee was reviewing not having Homeowners bring side dishes as this has not been working out. Possibly raising the fee for events by a dollar or two may pay for the sides for these events. We are also looking to have signs made for posting at Clubhouse entry areas at those times when the Pool and Clubhouse are restricted to those Homeowners who have paid for the event. This would avoid the confusions we have had on the past with these events.

### **OLD BUSINESS**

**Drainage Areas** – We have improved many areas. There still are more that will require further study. We have had a study done this past off season and that report had a \$25,000 improvement project to take care of all. Board is considering what course of action we will take.

**Paddle Boats** – Mike Whaley has taken the lead in having the paddle boats repaired and put in good working condition. A list of parts was ordered and we are currently awaiting delivery to begin repairs.

### **PHRAGMITES**

It was explained that the phragmites were sprayed. However, the DNR has stated that we could not cut them down in the wetland area. They explained that we are in a “Wet” wet land and it is against the law to enter to cut down any vegetation in those areas. They

stated most times these dead phragmites usually are knocked down by wind and tides. We can cut those phragmites that are not in the wet area. (re: on the bank adjoining the wetland).

### **MUSKRATS**

These animals are a good part of the problem with erosion along the banks of our ponds. We have again this year had a trapper in to help with this control. He was able to trap 23 animals which should help with this problem.

### **SPEED LIMIT**

There is a 15 MILE PER HOUR speed limit through out the Community! There have been speed limit signs installed throughout!

### **OTHER ISSUES**

1. There again have been complaints about underage drivers and speeding of golf carts. All Homeowners are asked to help police this area of concern. We are not asking for confrontations. It would suffice to have an incident report turned into the office. Homeowners are asked to insure that there is AT LEAST ONE lot number on their cart. If you can we request you put number front and back. (and certainly where it is visible).
2. If you rent or have family or guests to your property please be careful who you let come to your home and PLEASE explain the rules of the Community!!
3. There was a letter of complaint turned in on a recent incident involving several homeowners and guests. Homeowner Bill Lefevre asked what course of action the Board is taking. The Board is turning this over to the ECC for action, and have also asked Attorney Ray Coates to advise of actions the Board should take.

### **NEW BUSINESS**

The Clubhouse and Rec Center parking lots are in need of Sealing.

We will investigate cost for increasing WiFi coverage.

There was also discussion on some recent Theft of lawn decorations and also Home break-in. Homeowners were asked to insure they report these incidents to the Front Office or a Board Member. It is important we know so we can take some steps of action in our investigations and possible help with increased patrols in those areas reporting these incidents. We also asked Homeowners to be vigilant of their neighbors property when in the Community.

### **CANDIDATE INTRODUCTIONS**

There were no nominations from the floor.

Bob Molle and Joe McGee were introduced as the nominees for Board of Directors. Each gave a short Biography and requested Homeowners vote them to serve another Two (2) years on Board.

## HOMEOWNER OPEN DISCUSSION

Lot # 405

Stated property was broken into. No signs of forced entry. Wasn't treated with concern about incident. Not told to fill out incident form. Did call Police/Sheriff.

Wanted to know who has access to keys. Nothing of value was taken (decorative items, toy chest, pictures.) Joe explained keys are kept locked in office and only given out with Homeowners consent. We will place notice in Newsletter regarding Break-Ins.

Lot#469

Requested we insure signs are placed at Clubhouse day of any event causing closure of Clubhouse and Pool.

Lot #153

Questioned what the procedure was for power outages. She called Choptank and was asked for Acc't. # which she did not know. Called Gate House but received no response. Joe explained procedure and will instruct Office and Gatehouse on same.

Lot #342

Stated she enjoyed the 4<sup>th</sup> of July picnic. Stated she was on a pond lot and asked about procedure for cutting bushes along pond. They are out of control. We are not weed whacking this area. Joe stated we are addressing. Board needs to discuss what we need to do to resolve all pond vegetation and tree issue.

Lot #278

Requested we maintain the natural look of the pond areas. Questioned the sign in a Homeowners window regarding "Caution – German Shephard

Lot #465

Questioned excess trash in dumpster area. Joe explained the hauler was called but did not get here with another Dumpster. We are setting up procedures to insure this does not happen again. Also asked about installing lattice work at his Courtyard. Was told to submit form to ECC for approval.

Lot #201

Asked if there was something we could do about moving Dumpsters and stairs as people do not seem to want to walk past the first dumpster and trash get thrown on ground or on top of an already full dumpster! Board explained this is an ongoing issue and we are looking at ways to improve. Also asked about how often washers are serviced. ( On and as needed basis). Also questioned change machine empty or jammed. (We will look into).

Lot#324

Questioned Lot erosion on S. Longboat and the tree that was in the middle of the Pond. (We will address). Also dog not on leash and the confrontation that happened. (will investigate) Requested Gate personnel not throw cigarette butts from window of truck

and could they observe and report visible home damage. (Joe stated they already look for damage and report it)

Lot#90

Thanked all Homeowners who have volunteered to take care of the Flower beds. They really look good ! Asked for more volunteers to do this. Also, read a letter giving history of the many, many things the McGee's have done in and for the Community almost since inception. Volunteering countless hours to make the Community events successful. Serving in many areas to insure AP is the place to be at the Beach. He requested that the sitting area in the front park area be designated with a sign reading "McGee Park". The Board motioned and voted that same be done.

Lot#425

Asked about security issues in the Park and requested all Homeowners take part in being vigilant in this area. The Board agreed. Also asked about what could be install in patio areas. Troy stated that they must be portable structures.

Lot #92

Questioned if electric rates were going down this year, Troy stated that he thought they would be. Also asked about the certification of personnel at pools. Troy stated all were certified and were doing a good job.

Lot #321

Also asked about Pond erosion and tree in pond. Asked for neighbors to help each other with security of community. He was complimentary about the many who already do.

Lot 375

1<sup>st</sup> time at meeting. Complemented on how well things are going. Questioned what can be done about dog issues (on others property and no leash). Also questioned whether there were packets given or available for Renters and Guests. He was told individual Homeowners are responsible for their Renters and Guest as they had and should know the rules and regulations of the Community. Further the Homeowner is responsible for anyone using his property.

Lot# 120

Saw a Boat and Truck stored on Basketball court. Confronted person and was given a hard time. Board investigating. These incidents should be reported immediately to gatehouse or front office.

Some Homeowners questioned the taxes and value of Lots and Homes. They were told they have a right to appeal to the County and should do so if they feel their assessment is too high.

There was question about bringing back the Neighborhood Watch. Most felt it was a good idea. The following Homeowners have volunteered to be participants is such a watch: Lot #'s 521, 324,258.

Meeting was adjourned.

The results of the vote for Board of Directors was: Joe McGee & Bob Molle. This vote was for a two year term.

The result of the vote for placement of excess revenue was: Operating Budget