

## July 11, 2009 Annual Assateague Pointe HOA Meeting

1. Beginning prayer done by Lincoln, Pledge of Allegiance, Code of conduct and introduction of the board members. Joe McGee said there was a quorum. He asked that everyone had signed in and picked up all the handouts. Present at the meeting were Ray Coates, attorney for the association, Joe McGee, Vince Castelli, Troy Purnell, Bob Molle, Vince Miller, Valerie Sharp-recording secretary, and 42 Homeowners.
2. **The Good News:** Most people at Assateague Pointe take great pride in their property, community property and the behavior of themselves, their guests and pets. **Thanks and keep up the good work!** We are solvent; no litigation pending against the HOA. Groundskeepers, courtesy personnel, and custodian are on duty. We have purchased 10 new tables for the clubhouse. We purchased a pickup truck, roads were paved in the first section of the community, a new TV purchased for the recreation center, and had the first spraying of the phragmites on the bay front, and a new door on the clubhouse. We also have changed to a new pool company, Best Aquatic Management. Major improvements to the dumpster area, security lamps added to the boat storage area. We have a slate of candidates for the Board and we have an active and supportive Property Manager.
3. **Minutes of Last Year's Meeting: Vince Castelli made a motion to approve the minutes from last year's meeting without reading them aloud. Vince Miller 2<sup>nd</sup> the motion.**
4. **Treasurer's Report:** Troy reported that we are \$3,000.00 ahead in the electrical assessments, administrative expenses are down \$19,490.00 under budget-due to lower insurance premiums, maintenance is down \$2,000.00 under budget but it probably won't stay that way because we are doing a lot of work. Facilities we are under budget by \$3,400.00, amenities we are under by \$7,174.00, excessive revenue of **\$40,739.56?**
5. **Property Manager's Report:** Troy reported about what the board is looking into for the future. The first item is getting WIFI service into the community. We have had a contractor come in and give us bids and they have a few different options that we will take into consideration before making a decision. We are also taking bids from paving contractors to pave the rest of the community. To finish the estimate is between \$250,000.00 and \$300,000. This means assessment of about \$480.00 to \$520.00 for a one time fee or if you choose the 2 to 4 year plan, they would incur interest charges. With asphalt paving, it is associated with the cost of the current oil prices. The prices have gone down considerably since last year at this time. Joe said that the task of the board of directors is to maintain the park, so we as a board do not have to necessarily have to have a vote from the homeowners. We are also looking into reducing the speed limit on Assateague Way because of all the children that are currently hanging out there. There are a lot of bikes, vehicles and golf carts parked and it is very hard to see where a child

might walk out from. Joe related a story that happened last night, involving a stolen golf cart. The individual was driving erratically behind some homes and without head lights. A homeowner yelled to him to slow down and he then went behind other homes and proceeded to crash and then leave the golf cart in someone else's driveway. He was spotted by another homeowner on foot walking into a different house. The individual was caught and arrested and it turned out to be a homeowner's stepson. The moral of this story is that everyone worked together for their community to see where this reckless driver went and then called the authorities. Erosion control was to be completed in April and May, but due to the weather, it got started a little later and is will be completed by the end of next week. Any other problems should be told to Valerie in the front office, so it can be looked at. The reader board has had a piece of plexi-glass installed to prevent changing the lettering around; the clubhouse board will also be installed. Changing the format of the newsletter this time was deterred a little because of the down time of the computers getting hit by lightning. Joe said that in the future the newsletter will be proof read before sending it out.

#### 6. Committee Reports:

- a. Beautification Committee –Carl Thompson reported that the pier had 3 broken pipes this year and they replaced the water valve and a timer was added to the flower bed by the pier. The life guard stands were painted. Screens replaced in clubhouse. Paddle boats are not being tied up. I recommend algae control in all the ponds, and signs for the all bathrooms that say to turn off the lights when leaving. Carl wanted to thank everyone that helped on community day this year. Carl also had a list for recommendation to the board. The killing of the phragmites on the bay side might be able to get money assistance from the state. Valerie will look into.
- b. ECC-Cathy Ortel wanted to thank her committee members for their help and time given to do the work involved in doing the inspections, including the follow up inspections. She also thanked all the homeowners that didn't get a letter. She said that she sent out 322 notices on the first inspections. She currently is working with 95 homeowners who have had to have extensions on their notices because of illnesses, death, etc. She had 60 people who did not respond at all. The main violation in the community is WEEDS. We will be going after repeat homeowners from last year that got fined and never completed the work. This year these same people have the same offenses and have not responded or completed the work, so we are not only putting the fine system in place again but this year the work will be completed by a contractor and it will be paid by the homeowner. Another issue was brought to our attention and that was **having ALL the posts on the courtyard fences go back to the original color, which is WHITE. The board approved this as of the May 2, 2009 meeting.** Another thing that was approved by the board **was that every homeowner has to have their roof vents done in an approved color and it must be completed by 2011, (3years).** Last year we had 11 homeowners fined and a few appealed to the board and they plead there

case and all were fined. Cathy said that the committee asks for cooperation in these matters because it benefits every single homeowner in our community and that is why the community looks as well as it does. Cathy also said if any homeowner has suggestions please drop a note off at the front office to give us your input. The committee's policy is that every situation be handled with written documentation, this benefits all parties involved.

- c. Entertainment Committee: Joe said that we had a newsletter issue about not getting it out on time. We are working on a new format and the computer got hit 3 separate times by electrical storms and it was sent out and it wasn't proof read. We will be proofing it before it goes out in the mail. He addressed the problem of people coming to an event and going out to the store and buying a side dish instead of making something home made. In past years that was the best part of some of the events. Everyone wanted to know who made what and how they did it. It was really flavorful and you also had a lot of interaction with different homeowners. So the committee has thoughts of supplying all the side dishes and charge more for the event. Joe asked that if anyone has any ideas about new events that we could add to the events calendar, would be very much appreciated.
7. Value-Troy said we need to keep the yard art to a minimum! It interferes with the weed whacking and mowing procedures. Weed whacking damage is a fineable offense if you do not have your home bordered. **All homes need to be bordered around the entire house by 2010.** Budget wise we have 8 delinquencies and liens have been put on these properties. Joe McGee said the board is taking an active approach to this matter.
  8. New Business: Joe said Troy had found out information about having WIFI connections in the community. The first option would be to have it in the Clubhouse and Rec. Center and everyone could just go to the building and get it. The second option was to have it in these buildings and anyone who wanted to have access could pay a fee to do so. The third option would be to have it thru out the community and each homeowner that wants it would pay for it individually. Vince Miller reported that we have 5 street signs down and they are going to be replaced with the same style sand blasted signs that are original to the community. Troy made the arrangements to get someone to do these signs. The cost of them was a factor in getting them completed and then it was decided to have all the signs uniform thru out the community. If we decided to change over to the modern signs, we would have to replace 58 street signs in the community. Joe asked for volunteers to count ballots after the meeting. Cathy Ortel, Melanie Dixon and Debbie Deckard.
  9. Introduction of candidates: **Dara Murray, Troy Purnell, Vince Castelli, and Vince Miller** spoke to the homeowners about themselves and why they want to be on the board of directors and what they had to offer. The results from the vote will be posted in the next newsletter.

## **10. Open Discussion:**

**Andy Lapinski-Lot#408**-He was asking about the taxes going up again. Troy told him that taxes were on a 3 year rotating cycle and this is the 3<sup>rd</sup> year of the rotation. He said he could try and appeal to the county. Troy said we will be reassessed next year and they would most likely go down.

**Bud Dyer-Lot#370**- The shed at the main pond is in need of repair or replacement. Joe said it would be taken care of.

**Gary Murray-Lot#507**-noticed we have kids coming thru the spray fields into our community again. Valerie said that she was told about it by a homeowner as the kids were going over the fence and she called Frontier Town and they were apprehended and told that is was illegal to trespass on this land.

**Dale Dotson-Lot#206**-The mosquito spraying is affecting his health. Valerie will call the county and get it taken care of.

**Joan Chambers-Lot#197**-Why do homeowners have to border everything in there yard but the common areas are not bordered. Joe replied that it is a limited space for the mowers to go thru each yard and in the common areas; these issues are not problems because there is enough room for the mowers to continue with ease. When she received her assessment in the mail she was surprised. Joe responded by saying it was put in the newsletter and posted on the web site.

**Carl Thompson-Lot#108**-On August 8, 2009 we will be the Murder Mystery Night. The cost is \$18.00 per person and we are enforcing the cut off date. We will accept 120 for the capacity of the Clubhouse. We will NOT accept anyone at the door!

**Melanie Dixon-Lot#320**- said that all the cut off dates should be adhered to. No more last minute at the door. Joe told her they have tried over the years to adhere to this but not everyone comes down on a regular basis. They come down when the weather is nice and decide that day to go to the event. Melanie wanted the newsletter and minutes on the web site updated. She also wanted to be given more time and be better informed when there is a special assessment. Joe answered by saying that the board had to make a quick decision because of the costs that was involved.

**Dara Murray-Lot#507**-asked about replacing the existing marquis sign with an electronic one that could be controlled from the front office. Joe said that Troy looked into that and the cost for one would be \$25,000.00. No one on the board thought we should have that. Troy is looking into a plexi-glass cover for the marquis signs.

**Joe McGee added that the Shrimp Feast is coming up on July 25<sup>th</sup>**

**David Schaffner-Lot#411**-said he just seeded and fertilized his yard and he now has dead spots because of the grounds crew. He would rather mow it himself. Joe told him he has that option, he can just go to the office and request no mowing. David wanted to know if there was a way to make a gate adjustment for motorcycles. Troy said he will contact the vendor.

**Andy Lapinski-Lot#408**- asked about the cost of another assessment for getting all the roads completed. Troy said homeowners could pay a range of assessment

between \$480.00 - \$575.00 and the payment plan discussed is either one time or 4 payments over a year.

**Vince Miller-Lot#374-** Golf Carts operators are supposed to be 16 years old and licensed drivers. We are still seeing under age drivers in the community, if you see an under age operator, please get the lot # and turn it into the office or gate house. All golf carts have to have head lights and reflectors on if you operate it at night.

**Joe McGee-Lot#15** said the board is discussing reducing the speed limit in the community, especially on Assateague Way to 15 MPH.

**Carl Thompson-Lot108-**wanted to know about the rental situation in the community, because he has notice a lot of dogs in the neighborhood and wondered if the people who were renting were letting people in with their dogs? Is there any way we could make the renters where wrist bands when they use our facilities?**Joe replied that anyone who rents is required by the by-laws of the community to have a rental agreement filed at the front office. There would be a cost for the wrist bands and then trying to monitor all the people to wear a wristband to use the amenities.**

**Melanie Dixon-Lot#320-**Are there fines set in place for renters? Joe answered that the fine would go to the owner of the home and yes they are in place.

**William Smith-Lot#145** made a motion to adjourn the meeting.