

## May 2, 2009 Assateague Pointe Board Meeting

1. **Welcome and called to Order by President Joe McGee.**
2. **Pledge of Allegiance and Code of conduct** by Joe McGee. Present at the meeting were board meeting were President-Joe McGee, Treasurer & Property Manager-Troy Purnell, Secretary-Bob Molle, Member at Large-Vince Miller, Recording Secretary-Valerie Sharp, and 6 homeowners.
3. **Property Managers Report**-Troy Purnell that they have assessed the erosion and road problems in the community, and have come up with a plan to do the roads that need repair this year and replace pipes that have eroded and need replacement. The board plans on continuing in the following years to repair the other roads in the community. We have received bids on the road repairs and pipe replacement for this year's road replacement. **The bid from Road Runners has been voted to do the job and has been approved by the board.** Troy told the board of a pipe that needs to be replaced. Neil has temporarily fixed this area several times and it now needs to be replaced because it has rusted thru. It is located behind Lot#428. Troy said the shed would have to be rolled out of the way to replace this pipe. Joe said to get a price for this. Troy said the lawn crew has started up again this year. They have had to work in 80-90 degree weather and lots of rain. Troy said that the extra work that needs to be done by the lawn crew will come after the mowing. That is their first priority. **Troy is recommending a new mower or motor for one of the mowers to be considered in next year's budget.**
4. **Treasurer's Report**-Troy said as of March 31, 2009 we are \$519.00 ahead on the income line item, administration expenses are \$7,870.00 under budget, our insurance dropped \$2,700.00, Maintenance is under budget by \$1,340.00, Pier and Camera is over budget, road maintenance is under budget by \$2,000.00, Utility expenses is under budget by \$1,528.00.
5. **Committee reports:**
  - A. **Beautification Committee**- Joe reported that there were over 40 homeowners involved in the community clean up day last weekend. He thanked Carl and everyone that helped that day.
  - B. **Boat Storage**- Troy reported that the grounds crew has sprayed for weeds and that more stone is needed for the storage area and it needs to be grated off. Troy said we will need about 4 or 5 loads of stone.
  - C. **Entertainment**- Joe was asked about the account budget for this committee. After discussion about the costs and participation in certain events, it has been addressed by Joe McGee and Elaine Davidson, chairperson for the event committee, to make this as cost efficient as possible. Valerie had talked to Elaine about having the stocking of the pantry in a separate category, rather than having it put into the expenses of the Bull Roast, which is the first big event for the community. There is \$5,000.00 in the budget allotted for this committee. There are several events that don't require any money; they are free to all homeowners. They are the July 4<sup>th</sup> parade, Movie nights, Easter egg coloring, Scavenger hunt, campfire night, children's Christmas party. Joe gave Elaine Davidson a pat on the back for the work behind the scenes that no one is aware of. Bob Molle relayed a

message from Vince Castelli that the **Flea Market chairperson not to use the brand new tables that were just purchased.** Please use the old ones. Thank you ahead of time. Bob Molle went to Sam's Club and found 11ft. umbrellas with a straight wooden pole for \$60.00 each and Carl Thompson wants the 13ft. umbrella's for the pool area. The cost of those is \$179.00. Joe mentioned the Frontier Town umbrella stands. They are a metal frame and apparently you just take the canvas off and store it and the frame stays in place. He believes it is bolted to the ground. Valerie will find out where to purchase and

**D.** ECC-Cathy Ortel spoke about the spring inspections will be on May 26, 2009. The committee has 3 new members, they are Keith Schoff, Jeff Ward, and an extra member was needed because of everyone's schedules this year, so they also have Jim Trent. **These members were approved by the Board of Directors.** The next item to be discussed was about **painting concrete.** After going over several items, the Board and the ECC came to a decision. **The color of paint to be used must be light grey or as close to the color of concrete as possible. You can only paint INSIDE an enclosed courtyard, NO concrete steps or concrete driveways may be painted.** The next item was the roof vents. **The roof vents that have been painted must be white in color; they have 2 years to comply.** The next item was about the top lattice work on the courtyard fences. After discussion, **it will be allowed to have the nautical decorative rope instead of the lattice.** Joe McGee was approached about the grounds crew mowing early on Saturday mornings. He told the homeowners that because of the weather there wasn't an option as to when they could mow. Neil's crew would rather be in here during the week rather than on the weekend. Cathy had a question for the board about a home owner's tree roots encroaching on the neighbor's yard and under their driveway. Should the owner of the tree have it removed or the roots cut? **Troy will look at and ask Ray Coates about the legality of this situation, and to see if we can tell the owner to remove the tree or cut the root system.** Joe wanted to thank Cathy Ortel and her committee for their diligent work and dedication to the job they do for Assateague Pointe. Bob Molle stated that in the future if a homeowner does not want weed whacking done then you can't have mowing done either. Troy said that if it isn't being done by the homeowner, it would end up being an ECC problem. Cathy said there is a process to go thru in order to get the job done and could take weeks to rectify. **Vince Miller made a motion that stated that your home must have bordering around the entire home before the end of the 2009 season., and after that date the homeowner is subject to a fine. 2<sup>nd</sup> by Bob Molle and All were in favor.** Joe and Troy will speak to Neil about his crew being careful around the skirting because of the amount of damage that has occurred recently. Joe had a question about the cutting down of the phragmites that were sprayed last fall. The board said that it would be cut back in the spring at the fall meeting. There will be another spraying for the phragmites in the fall when they are in bloom. Neil will be advised of this, but the grass mowing will come first and foremost. Valerie was asked by a homeowner about purchasing 3 sheets of skirting from the Association. Joe and Troy said that would be fine but that the Association was not responsible for installing it. The homeowner can be billed for the cost of the

skirting. Vince Miller brought up the fencing being loose in the entrance to the boat storage yard. Neil repaired it with ties last year but the wind has broken them. Troy will have the fencing company to repair the fence. Laundry room door will not be replaced only the hardware and an extra safety chain will be installed.

**The clubhouse front doors will have to be replaced and it will be billed under Building Maintenance.**

**E. Old Business:**

**Dumpster Area-**All the steps are in and we haven't had any trash on the ground. Bob Molle relayed a message from Vince Castelli. He wanted to remind homeowners that if you don't put your trash into the dumpsters, we will erect the gallows. Everyone present giggled.

**Doors-**Laundry room door will not be replaced only the hardware and an extra safety chain will be installed. **The clubhouse front doors will have to be replaced and it will be billed under Building Maintenance.** These doors will be opening out as we need to adapt to code issues. The cost for the new doors is \$2,050.00.

**Boat storage lighting-** To add additional lighting in that area, so the night camera viewing will be clearer. The board decided to take the bid from Frick Electric of \$1,285.00

**Pool** –Bob Molle asked when the pools are going to be started. Troy has talked to Brad Jarvis and he said he would be here next weekend to start the draining.

**Road Work Bids-** The board decided on the Road Runners bid to do the roads and drain pipe replacement. The price was \$69,615.00. Troy said that after talking to the paving company, they said to add 2 inches of stone dust to the shoulder of Assateague Way and have it rolled. We have a good base to start with right now. He would like to be in here by May 15, 2009. Troy said a special assessment of \$150.00 per homeowner will be sent out to do the roads that are in the worst condition. The first phase that will be done will start at Lot#142 on North Longboat Way and loop around Baywatch Drive and all of Bayridge Drive. Andy Lapinski asked why when it was talked about originally it would be \$80.00 on a special assessment and now it is \$150.00? Troy said that when we were talking about it originally, we were going to take the bulk of the money out of the Reserve Account and charge everyone the \$80.00 assessment fee. After speaking to the accountant for the Association, he recommended not to do that because if we have a problem somewhere else we have no money to work with. Andy also wanted to know when the next roads would be done in the community. Troy told him that it would be next year. We have to have them all done, but we will be doing it in sections over the next few years. Andy asked if were would be getting another assessment next year, and how many years does he think it will take? Troy said it will probably take 5-8 years. Bob Molle said it does not necessarily mean we would have to have an assessment each year. He said it is the responsibility of the board to evaluate the budget at year's end and if we're able to cut some corners here and there, you might be able to pick up enough of the budget and create a line item in the budget for the roads. Joe McGee said he would like a copy of the Roadrunner contract to go to Tim Ketterer, who put together all the criteria for having the roads repaired, for him to go over and

oversee the project. Joe asked Troy how we are going to pay for this project if we have to have it completed before the season starts. Troy said that we should take \$100,000.00 out of the Money Market account and replace it as the assessments come in. Joe asked Troy to ask John Comegys which account to take it out of and when we receive the assessment dues, it will go back into whatever account John said. Homeowners will have 30 days to pay

**Troy made a motion to have an assessment of \$150.00 per homeowner to do the road paving and have the shoulder work on Assateague Way and accept the Roadrunners bid of \$69,615.00 for the road work. In addition we accept the bid of \$5500.00 for road shoulder work on Assateague Way. Any money left over from the special assessment will go into the Reserve Fund to be used for the roads in the future. 2<sup>nd</sup> by Joe McGee and all were in favor.** Joe McGee said he would like a copy of the Roadrunner contract to go to Tim Ketterer, who put together all the criteria for having the roads repaired, for him to go over and oversee the project.

**New Business:**

**County rezoning-**Troy said that the county is doing a comprehensive rezoning of all properties in the county. They have come up with different designated areas for different properties. An area that is a conservation resource area is an area that is protected, like our marsh, and basically you can't do anything with it. There is a new county rezoning code. This is a new zoning "classification" called **Resource Protection**. Snug Harbor went to the county and requested that **our land** over here to the north from the bay and our storm water management ponds and up to the boat storage lot is to be included in the County Resource Protection zone. Troy has requested from Snug Harbor that in the future before they ask for anything about **our property** please contact him. Our existing deed restrictions do not allow us to fill the ponds in or do any development there. Troy looked at the county maps to see how this would affect us in any way adversely. He found out that this County Resource Protection goes the entire way up to the boat storage area. Troy requested that the area behind lots#202-208 and the boat storage area to be modified on the county maps, we do not want these areas in the county resource protection area because if we decide to expand the storage area or a playground.

**Electric transformers** were replaced on April 29, 2009 by Choptank Electric **Camera Replaced** in the laundry room. **The Rec. Center storage room has to be kept tidy and nothing can be in front of the electric panel box and the camera components.**

**Rec. Center sprinkler system-**Troy said that it has been in place since the opening and never had an issue. This year's freezing temperatures froze the lines and they broke. The ceiling in the pump room got saturated and came down. The room was cleaned up and the ceiling repaired and the pipes for this sprinkler system will have to be separate shut off valves from the bathroom valves. Troy will look into this further, to find out what needs to be done.

**Drainage problems** are being addressed by Troy and Neil. Andy Lapinski said he has put 15 bags of big stone around his bank to stop the erosion. Troy will stop over after meeting and take a look at the problem.

**Tables** were purchased and are in the clubhouse

**Pools need to be open on time. The seams need to caulked.**

**Drain pipes**-to ponds to be repaired by May 15, 2009, weather permitting

**Sealant**- over in ground wiring at front gate to be completed by end of week.

Weather permitting.

**Clubhouse Doors**-to be replaced

**Laundry door** hardware to be replaced, not the door.

**Boat Storage lighting**-approved

**Comcast cable**-Valerie said we have a signed contract as of November 24, 2008 and they have not honored it yet. I have 57 phone calls in to several managers and no one has gotten back to me on any of my correspondence, e-mails, or phone messages.

**Floating docks have been repaired.**

Front fountain- Joe suggested that Valerie try and find another company for the fountain repair.

Boat storage stone-we need an extra 5 or 6 loads to be spread.

**Open Discussion:**

**Beautification Committee**- Carl asked Bob Molle if the budget permits. Carl has a few requests. 1. Replace faded stop signs. 2. Trees to be listed that need removal. And he wanted to thank everyone who helped last weekend around the community.

**Andy Lapinski**- asked that we need a sign by the volleyball court that states that it is not the DOG WALK AREA. Joe suggested that if he knows who it is he can give the information to Cathy Ortel and she can write a letter and the community doesn't have to pay for another sign. Joe would like to have notice in the NEWSLETTER again.

**Cathy Ortel**-asked who is responsible for pruning trees? Troy said Neil but lately it has been Carl Thompson and his committee that have been doing it. Linda Thompson asked that the tree that's planted in the common area behind their house be pruned. Troy will take a look at the tree. Cathy would like to know when the chemicals can be put into ponds. Joe said that that the chemicals we use have to be put in after there is a bloom. Troy said there is an experiment in the works right now to see if we can add it before the bloom or not.

**Keith Schoff**-stated that as of February of 2009 the T-12 light fixtures that we have in the Clubhouse and Rec. Center have to be replaced with T-4 fixtures. There are kits available. You will not be able to purchase the T-12 replacement bulbs. Joe asked that Valerie to get a bid from Frick Electric for the light replacement.

**Next Board Meeting**-July 11, 2009-at Worcester Prep School at 9:00 AM

**Bob Molle made a motion to adjourn the meeting.** Vince Miller 2<sup>nd</sup> and all were in favor.

