

Minutes for Assateague Pointe Board Meeting on September 12, 2009

1. **Welcome, Call to Order, Pledge of Allegiance** led by President Joe McGee. Present were 23 homeowners and the Board of Directors: President-Joe McGee, Vice President- Vince Castelli, Treasurer & Property Manager-Troy Purnell, Secretary-Bob Molle, Member at Large-Vince Miller and recording secretary- Valerie Sharp.
2. **Treasurers Report**-Troy reported that \$147,785.00 has been received for the special assessment that is for the roads to date.
3. **Property Manager's Report**- Troy said that the paving has begun in the community. Neil and his crew are keeping up with the grass cutting. Troy said that in years past we would have dead, brown grass in August except for this year.
4. **WIFI**-will be installed by next weekend. They were hampered by the wet weather we've had this week. They have to put the antennae on top of each roof and make the connections.
Assateague Pointe Auto stickers –were ordered and are in the office. Each lot homeowner is to receive 2 stickers.
Phragmite-Spraying for the remaining phragmites will begin in the fall. This was an approved budget item. The total cost would be \$2,000.00.
Pool certificate of excellence- For the Recreation Center Pool.
Front Pond Shed-was replaced and the old one went to Joe McGee's house. Joe paid for the move and enlightened everyone on the cost he has incurred for refurbishing the old one. He came to the conclusion that it wasn't very cost effective for him, and that's because he did all the work and had to pay for all the new materials used.
Road Paving-All aprons belong to the Association and all will be paved. Any homeowner that had this apron paved before this project got under way WILL NOT BE REIMBURSED for the cost of their aprons. Several Board members stated that they had their aprons done before this paving began and it was their individual choice to do so.
Spreadsheet- The board went over their spreadsheet line by line and addressed all items that were listed.
5. **Committee Reports:**
 - a. **Budget**- Joe McGee talked to Mike Tebin of the committee and he said that he looks at all the financials and he did not have any questions at this time. Mike said all questions he and the committee has had have been answered.
 - b. **ECC**- Cathy Ortel said she had her first set of hearings on Saturday, September 5, 2009. She had 4 homeowners scheduled for the hearings. 3 of these homeowners are working towards getting these taken care of soon. The committee will re-check these on the proper date for completion. There is 1 homeowner that is a problem year after year. She has had the same issues each year and they haven't been taken care of and now there is trash sitting on the courtyard. This homeowner has been fined and the fines have been finally been paid, only because the electricity had to be cut off, because of non payment. Cathy's committee feels that the Associations lawyer should get involved with this particular homeowner immediately. Cathy stated that there were comments about the 325 letters that were sent out by this committee, as being over done. Cathy has all the correspondence and she wants the board to look over all the violations that are on the forms. The violations this year were the regular weed issues but this year there were several

home maintenance issues. She explained that most of the homes in here are starting to show their age and have to be spruced up. Joe McGee answered Cathy's concern over sending the 325 letters out. He said that homeowners that got a letter for weeds thought it wasn't worth the time and effort put into sending out inspectors and writing letters to these homeowners. He said that when you have 5 people inspecting, they will all have a different perspective on what the violations are. Joe said it happened when this job used to be done by the Board. The boards stand on this was that instead of writing up for all the small items, just be concerned with major violations. Cathy said that her committee was going directly by the blue deed book and addressing all the violation issues. Joe said that the Board will back the ECC and their decisions because they have been so thorough in their process. Cathy has asked Tony for all the new homeowners so she can send them a letter to explain the basic rules and the blue deed book references. Cathy told the board about the 4 different homeowners and their violations. There was a lot of discussion about what ones will go to Ray Coates and litigation.

6. New Business

Incident Report about Tables in Rec. Center- There was an incident in the Rec. Center that involved 2 homeowners' sons. The 2 boys broke a table during horseplay. The gate attendant went to both homes and informed the parent, and both parties could be held responsible for replacement of the table. **The board discussed this and has asked Valerie to send a letter to the 2 homeowner's parents and how much each homeowner will have to pay for the busted table.**

Incident Report- Smitty received 12 stitches in his leg after picking up a trash bag in the Clubhouse that had a broken glass bottle in it. Joe said we have to file a workers Comp. form when there is an accident.

Newsletter Item: It is the HOMEOWNER'S RESPONSIBILITY to inform all persons staying in your home to know the rules and regulations of Assateague Pointe according to the blue deed book. The homeowner is responsible for the actions of anyone staying in your home.

Everyone that rents out their home is required to have a lease agreement filed in the front office.

Revisions to the proxy voting- a letter was sent to the board by a homeowner about revising how everyone votes by proxy. Joe and the board discussed this in great detail and the final decision was that the current system would stay in place.

Gate Replacement-The board received a bid from Dave, Sentry One Security, for \$5,500.00. We would take the money from the reserve account. **Joe McGee made a motion to approve the purchase of the entrance gate to be replaced when needed. 2nd by Vince Castelli and All were in favor.**

7. Open Discussion:

1. **Mike Whaley-Lot#90-** We were lucky to be able to stay all summer long and we would like to thank Cathy Ortel and her committee for everything they have done. The community looks fantastic due to the ECC committee and following thru on all issues. Are they going to replace the Rumrunner Sign? And can they replace or take down the Trash and recycling sign and replace with a Trash facility sign? Joe said the Road sign has been ordered and the trash facility sign should be replaced and asked if Vince Miller would look into it.
2. **Melanie Dixon-Lot#320-** was concerned about the speeding in front of the Rec. Center. Melanie's suggestion was to paint diagonal stripes on the road in front of the Rec. Center for cost efficiency. She also asked about the vehicles in the boat storage yard, and are they inspected and insured, and is it checked every year? Anyone that has a vehicle in the boat storage yard has to fill out all the paperwork each year and they have to provide all information and have proof of insurance and inspection stickers,

3. **Andy Lapinski**-Lot#408- He has witnessed people letting their dogs relieve themselves in the volleyball area, and the sides of houses. We have a problem with scooters in the development. They don't have to be licensed and they are gas powered.
4. **Cathy Ortel**-In the deed book there is a list of lot accessories, her question is weather or not a fire pit is the same as a grill, does it have to do with what is burned in it weather it would be wood, charcoal or a fire log. Does it have to be covered, how large can it be, and where it can be located. [The board and the ECC committee have to discuss in detail the guidelines for fireboxes at the Next Board Meeting on December 5, 2009 at 9:00 AM.](#) The other question that was asked was if it was mandatory to completely disassemble a pergola if you are not here for more than 3 days? Cathy said that if they were secured, and you are going away for more than 3 days, you should remove your cover.
5. **Micro-waves** to be replaced-maintenance item
6. **Workers Party**-October 17, 2009
7. **Contractors information**-In the newsletter there needs to be a small notice about choosing a contractor, the homeowner might want to ask if the one they are choosing has worked in the neighborhood before.
8. **Rec. Center Furniture**-needs to be taken to the dump
9. **Mike Whaley**-Lot#90- Do the courtesy personnel write up incidents and what is the procedure for that? Joe replied yes they write up incident reports and Valerie makes copies for each board member and on some small issues Valerie will call the homeowner to discuss what happened, but usually the board will discuss thru e-mails and come to a decision and Valerie or the ECC will write a letter and the report will be put into their permanent file.
10. **Paddle boats have not been tied up and the life jackets are floating in the pond.** Joe said this year has been very bad, we have signs to tell where to put them and they are being disregarded.
11. **Adjournment of Meeting**
12. **Next Meeting-December 12, 2009 at 9:00 AM in the Clubhouse. This is the Budget Meeting for next year.**