

Annual HOA Meeting July 8, 2006

The meeting was called to order by Joe McGee at 9:00am at the Worcester County Prep School in Berlin. Present at the meeting were Joe McGee-President, Vince Castelli-Vice President, Vince Miller-Member at large, and Bob Molle-Secretary, and Valerie Sharp-Recording secretary. There were 46 homeowners present at the meeting. Joe welcomed everyone and asked if everyone had signed in, and picked up their handouts?

The Good News: We are solvent; no litigation pending against the HOA; groundskeepers, courtesy personnel, and custodian on duty. We have placed new signs where needed. There was new concrete work done at the Rec. Center pool. Replacement of the old gate card system, and placed 2 new surveillance cameras at the entrance and exit gates. Joe let everyone know that about every 4 to 5 years we update the gate system. The new system we put in can do a lot more than any other system we have ever had. It records each homeowner that goes through the gate on the computer and we have video surveillance also. We also have a 10 minute delay system that will not allow anyone to hand a card back to another vehicle to get through the gate. We have had a lot of problems in the past with this. On the computer it shows us that the gate card holder is trying to let another person in the gate, IT WILL NOT OPEN, and we have cameras to record who is at the gate. We now have 2 floating docks at the end of the fishing pier. We also have floating docks at the front lake. **PLEASE REPLACE ALL LIFEJACKETS WHEN FINISHED USING.** Some projects being considered in the future will be new cameras in various locations throughout the community, a new gate mechanism at the exit and entry- they have not been updated in several years.

Minutes of Last Years Meeting: Bob Molle made a motion to approve last years minutes as written without reading aloud. Vince Castelli 2nd the motion and was approved by the board.

Treasurers Report: John Comegys, Accountant for HOA, reported that the financials to be in good shape. He reviewed the 2005-2006 financials.

Property Managers Report: Joe McGee reported that the pool repairs have been completed on both pools and they are both open. Neil and the groundskeepers are doing a fine job keeping the grounds in great condition. There is new carpet installed in the Rec. Center. All the floating docks are in place at the front pond and the fishing pier.

Committee Reports:

Activities: Joe McGee read Elaine Davidson's Report. Elaine reported on all the activities to date and stated that all have been very successful and very well attended. She thanked ALL HOMEOWNERS WHO EXTENDED THEIR TIME AND ENERGYS FOR EACH EVENT. Each event to date was addressed and commented on favorably. If anyone has an idea for an event please let her know. She needs a chairperson for the New Years Eve Party.

Maintenance and Beautification: Chairman Carl Thompson reviewed several items that were completed and new requests to the board:

- 1.) Floating Docks are placed and new signs are in place
- 2.) Fishing Pier decking needs repairs. **Board consideration.**

- 3.) Rec. Center fence to be repaired. It was completed on July 6, 2006.
- 4.) The screening installed last year at the clubhouse is in good shape for the season.
- 5.) The paint that was dripped on the clubhouse floor needs to be cleaned up. The vanity in there needs to be repaired also.
- 6.) Clubhouse storage shed needs lighting and new breakers installed.
- 7.) Steel doors on the pump rooms have been installed.
- 8.) Outdoor water pipe at the Rec. Center has been repaired.
- 9.) New plants and mulching was completed on Work day this year. There is a new flower bed at the front pond area.
- 10.) Parking lots have been swept and lines have been painted.
- 11.) Sand for Volleyball court and the front pond playground. **Board**

Consideration.

- 12.) 15 tables repaired at the pools.
- 13.) Horseshoe pits repaired.
- 14.) Laundry room washer and dryer replacement. **Board Consideration.**
- 15.) BBQ pit tray to be added for easy clean-up. **A drawing and the cost of this was submitted to the board for consideration.**
- 16.) Every item submitted for the Newsletter needs to be in it. Joe McGee addressed this matter and assured the homeowners that it was a misunderstanding. The extra cost of postage will be absorbed by the HOA to make sure that all items be included in the newsletter.
- 17.) Carl wanted to know why the flag and holder are not in the clubhouse. He also wanted to thank Bill LeFevre-Lot#20 for donating the flag holders. He also would like to thank Bill Landano-Lot#228 for donating the American flag. Carl concluded that he especially wanted to thank Ray Howard and all the helpers who make the community nice.

ECC Committee:- Chairman Bill Lefevre reported that the inspections have been completed and violation stickers have been left on the door. Of the 522 homeowners there were 140 that had multiple violations. 30 had more than 3 violations and 18 of those have corrected the violations and 12 will receive a written letter addressing the violations and will have 2 weeks to comply. Fines could be implied for the violations. **Golf Cart** problems include: unlicensed drivers, no lights on cart at night. Homeowners if you witness these violations take down the lot# of the cart and fill out a written complaint and the ECC will pursue and handle it. **GAS POWERED GOLF CARTS** must obey the posted speed limits in the community. Fines will be against the Homeowner not necessarily against the violator. 3 fines have been implied with this ECC committee. Joe McGee thanked the Bill and the committee for their work. He also told homeowners that the fine system was put into place after legal council was sought.

Value, Safety, Beauty, and Ease of mowing- Joe McGee addressed the landscaping problems the grounds crew runs into, excessive plantings, fertilizing, and watering.

By-Laws Committee: Joe McGee said Al Taylor and his committee worked very diligently on the revising and updating of the Blue Deed Book and not even 1/3 of the homeowners replied to the questionnaire sent to them. Therefore the bylaw changes were not approved.

Budget Committee: Chairman, Mike Tebin, reported that every question was answered by Kelly. She has been very cooperative and detailed in her answers about finances. Mike thanked his committee for their work on the financials for Assateague Pointe.

Boat Storage: Chairperson, Darlene Hale: reported 30 people in violation. Most of the violations were due to not having the current year's sticker in place. * had violations of not having current boat registrations. Darlene thanked Neil for numbering all the cinderblocks. Thank you to Troy and Valerie for having old boats removed from the storage yard, that needed to be removed years ago. Darlene also thanked Joyce Hudson for her assistance in the boat storage area.

Pool Committee: Joe McGee asked for 3 more volunteers for this committee. If you're interested please contact any board member of the front office.

Old Business: Joe reminded all homeowners that all golf carts can be operated by **LICENCED DRIVERS ONLY. Please place all TRASH INTO THE DUMPSTERS** not on the outside of the dumpsters. **Boats may not be stored over 48 hrs. in their drive ways.** The ECC committee will be contacted and homeowners will be notified and the proper channels will be taken. **ALL GUESTS MUST SIGN IN** regardless if they have a gate card or not. Joe asked Ray Coates about people entering without signing in, registering, and when other people tailgate to get through the gate, can we call the police?

Ray Coates, HOA attorney, said people who do not register are liable to be charged with TRESSPASS. The police will be called in these cases of trespassing. Washer and Dryers are being overloaded and the machines are now 14 years old. We have called several times to have them repaired because of overloading. **A suggestion was made to the Board to purchase a heavy duty Washer and Dryer in the near future,** due to breakdown of the present washer and dryers. Joe also asked that homeowners be aware of violations in the community and please fill out an incident report which are available at the front office.

Introduction of Candidates:

Candidates for the open board positions were introduced and told everyone a little about their backgrounds. There were no nominations from the floor. The candidates were Joe McGee, Vince Castelli, and Bob Molle. Joe explained the IRS regulation options on the ballot related to excess monies remaining at the years end. Joe asked for vote counters. Volunteers were Chris and Sandra Stark of Lot#361.

Homeowner Comments:

Lot#351-Mike Miller asked when cleanup will be complete at the Rec. Center pool. There are still pieces of loose concrete on the deck. It is a safety issue. Joe responded that it would be taken care of.

Lot#361-Chris Stark asked about the work being done in the boat storage area. Joe explained that the county has an easement to lay pipe to the Snug Harbor community, and the work will be finished soon.

Lot#396-John Schaefer has reported several times the sink holes on his property and wants to know when they will be repaired. Joe stated that he would personally check after the meeting. John also suggested **No Trespassing signs be placed at the front gate.** John brought up that there wasn't any hose nozzle at the Rec. Center pool. Joe said it was probably due to theft. He also said that the laundry room is a hangout. The board stated they would alert the courtesy personnel.

Lot#352-Sue Rath asked that the machines in the laundry room be repaired or possibly replacement machines with commercial heavy duty washers. **The Board will consider this as an alternative to all the repairs.**

Lot#122-Ed Griffin addressed the County assessment for excess landscaping. **Joe explained the County position with new homes. Joe suggested that they have the county come out and see what has been planted already and see if that was adequate.**

Lot#397-Peter Paden told the board about his sink holes that were repaired 2 years ago and wondered why now his neighbor had the same problem. Joe said he was going to look at the problem today. Peter also asked about getting a programmable thermostat for the Rec. Center and Clubhouse after he noticed condensation on the windows. **The board will consider this idea and wants to research it further.**

Lot#108-Carl Thompson asked the board **to okay the 2 steel tray insert purchase for the BBQ pit.** Carl said that the BBQ pit was deteriorating over the years and needs to be replaced. The cost would be \$148.00 for each one. Joe said the board would take it under advisement. Carl also asked why the gate was being left open. Bob Molle answered by telling Carl that the card reader wasn't working properly at times and if the courtesy people were on patrols the gate would be left open. **A new card reader has been ordered and the contractor will be down as soon as it is in. Joe will speak to the courtesy people about leaving the gate open. Carl would like to thank Smitty for the job he has done to clean up the Clubhouse and Rec. Center.**

Vince Castelli-Lot#472 brought up the question of why can't we hold off payments to contractors until we are satisfied that everything is complete and working. **Joe said that most contractors require ½ of the money down and the other ½ upon completion.**

Lot#20-Bill LeFevre wanted to know when the fountains will be put into the pond. Joe told Bill that the new fountain in the front pond did not have any way of being secured to the bottom of the pond. When it was put into the water it is malfunctioning, so it is being sent back.

Lot#19-Carol Emory would like the gate security people to help out the ECC by marking the map with people who have boats, trailers in their driveways. She also asked if they could issue warning notices. Joe said that they are Courtesy Personnel not Security, and they do write down incident reports. Attorney Tom Coates stated that if it is a personal issue among homeowners the police should be called. Joe reminded all that homeowners have the right and obligation to turn in incident reports on violations that they witness. Bill LeFevre stated that State Police cannot issue speeding tickets in the community as it is private property but homeowners should turn in incident reports on speeding incidents they see. State Police can enter the property, if they are called.

Lot#299-Arlene Baldwin-Wanted to know if they have started spraying for mosquito's yet? Bob Molle stated that the county started spraying weeks ago and he usually sprays between 3-4 am.

Lot#390-Mr. Brown he would like to see better attendance of meetings. Joe McGee agreed with him and said that this was one of the least attended meetings in a few years. Joe told homeowners in attendance that we are required to have 4 meetings per year, 1 being a budget meeting and 1 being an annual meeting. Joe said that it was well publicized and the board will look into ways to boost attendance.

Lot#309-Bob Molle asked for homeowner support in help with Youth activities in the community. **We are looking for a campfire chairperson.** We also would like to have Ideas for youth activities (ie: Beach Volleyball or a Horseshoe Contest.) We need volunteers for this committee, please contact a board member or Elaine Davidson.

Joe McGee Thanked all in attendance for coming and participating. The next Meeting will be **August 12, 2006 at the Clubhouse at 9:00 am.** A motion was made and seconded to adjourn the meeting. Joe reminded everyone to cast ballots before leaving.
Results of the vote count:

Bob Molle- 65 Votes (elected 2 year term)
Joe McGee- 63 Votes (elected 2 year term)
Vince Castelli- 61 Votes (elected 1 year term)

Results of IRS Regulation Options:
40- Operating fund
20-Reserve Fund
5-Refund

OFFICIERS FOR 2006-2007

Joe McGee- President
Vince Castelli- Vice President
Troy Purnell- Treasurer
Bob Molle- Secretary
Vince Miller- Member at Large