

August 4, 2007 Assateague Pointe Board Meeting

Welcome and call to order, Pledge of allegiance: President, Joe McGee called the meeting to order and did the pledge of allegiance. Bob Molle and Vince Miller were excused for this meeting. In attendance were Vice president-Vince Castelli, Property Manager/Treasurer-Troy Purnell, Recording Secretary-Valerie Sharp, and there were 24 homeowners present.

Code of Conduct: Joe explained.

Property Managers Report: Troy Purnell reported that the lack of rain has made the grounds very dry. There is no water restriction in Worcester County but we ask that you conserve as much as possible.

Treasurer's Report: Troy said it is exactly the same as the last meeting. We are on budget as of right now.

Old Business:

1. Joe said the 3 trees behind lots #202 & #209 that were talked about at the last meeting have been removed by Neil and his crew.
2. Umbrellas- We had several broken umbrellas and they have been returned and received our refund. Vince Castelli will go to the old vendor and purchase 13 more umbrellas at a cost of \$139.00 each. **Vince Castelli made a motion to purchase the umbrellas for \$139.00 each and he will deliver them when they come in. Troy 2nd the motion.** All were in favor.
3. **Golf carts registration-** Joe commented that he personally has not seen kids driving the golf carts now. Joe's wife, Sandy, contacted the State Police and was told that if someone is driving a golf cart recklessly that they can call the State police, even in a gated community. Joe said that maybe these people who persist with golf cart violations are charged with criminal charges, it just might be a deterrent to further violations. Joe also said that we shouldn't have the State Police in here all the time either; we have our name and reputation to consider. It is just another alternative we have. Vince Castelli asked how we were doing on the golf cart registration. Joe answered by saying that most people have their golf cart registered. He also said that Vince Miller went around the community and looked for violations on the golf carts and turned in his findings to Cathy Ortel. Cathy Ortel said that there were 26 people missing a sticker, and they will be sent a letter with a warning to take care of whatever the violation is. If it is not taken care of the ECC will have to go to the next level.
4. **Dumpster issue:** Joe addressed this yet again. A homeowner told him that she caught someone sitting the garbage on the ground next to the dumpster and she told them, that did you know you are on camera and that you can get a fine for that and the people picked their trash up and put it into the dumpsters. **Joe said that in the blue book this is a fineable offense.**
5. **Pest Exterminators-**Joe said that at the last meeting a homeowner had asked about getting one pest control company for the whole community. Joe asked Valerie to look into it. Valerie said she had received 3 bids and is expecting 3 other ones. There have been several pest control companies in the community and what the homeowner wanted was a contract from one company to service the entire community for a better rate. As it stands right now there are several companies and several different prices for a basic pest control. **When the information is in it will be put into the newsletter.**
6. **Pools-**Yesterday at the clubhouse pool we had a young child 3 years old who couldn't make it to the bathroom and did it in the pool. Joe said that legally and health wise the pool had to be closed and cleaned and chlorine added. The people who were at that pool were told to go to the Rec. Center pool.
7. **Fence-** Joe encountered some young people at the front pond and they were rocking the paddle boats, and he asked them where they lived and they responded by saying they were just fishing and Joe said that's not what I asked you. Are you renting here and the boys said no they came here from

Frontier Town to fish. Joe told them to go back to Frontier town. We found where they are coming over is through the Worcester County spray fields. We will be adding a section of fence to the gate that is there and this should deter this. It is illegal to go onto posted County Property (spray fields). Since that incident the county men caught more people coming from Frontier town. Valerie went to Frontier town and talked to security and they found the path made from the golf carts going thru. They also found and talked to the kids on the golf cart and they lost the use of the rented golf carts. Troy talked to Mitch from Frontier town and they are discussing putting a fence up on the Frontier Town side also.(completed) Joe said that the other problem area is in the boat storage area; he has seen kids on their bikes go into the area but never came out. When he went back there he saw where there is an opening coming from the Snug Harbor side. Joe asked when the fences are going in and Valerie told him about 4 to 6 weeks.

8. **Centerline painted-** Joe thanked Jim Coyle of Lot#100 for painting the center lines on the roads.
9. **Water Sprinkler Heads-**Valerie has not gotten the estimate back from Village Greens yet.
10. **Fountains-** the clubhouse fountain is off because of the level of water is so low. The front lake is being filled from the well.
11. **Activities Director-** Joe has heard very positive response from the homeowners about Chrissy. This was money well spent and I hope we can do it again next year. There will be a Candy Bar Bingo on Friday, August 10, 2007. Chrissy Sotoski talked to the homeowners and said she had the campfire night without the campfire. They had a pirate theme scavenger hunt that went great. There were 42 kids and several adults that participated.
12. **Boats & Trailers-** Joe quoted the entry in the blue deed blue book. **Section 3.8 (n)-Boats & trailers may not be parked or stored on a lot for more than 48 consecutive hours if space is available in the storage area designated by the Association; a consecutive period shall be deemed not to have ended by the removal of a boat or trailer from a Lot if it is returned to the Lot within twelve (12) hours after being removed from it. No more than 1 boat or trailer may be parked or stored on a Lot at one time regardless of the availability of space in a storage area designated by the Association.** Joe asked that people who witness these incidents, to step up and file a complaint in writing so the board can better serve the community. The complaint form is on the website www.assateaguepointe.com
13. **Cameras-**The board has stated that they want to have 4 more cameras in the community. The placement would be as follows one at the trash area, 2 at the pier, and one in the boat storage area. **They would like this to be considered for next year's 2008 budget.**

New Business:

1. **Fire works-**Most fireworks are illegal in the state of Maryland and those that are, our illegal in this community as well. Valerie will put a note in the next newsletter about the fireworks.
2. **Televisions-** The Rec. Center and Clubhouse Televisions have to be replaced. Joe wants this to be in the budget for 2008.

Committee Reports:

1. **Beautification Committee-**Ray Howard reported that the trash cans on the pier have been secured to the pier again. Someone threw them into the bay and another homeowner retrieved them with their boat and put them on the pier again. Andy Lapinski, Carl Thompson and Ray Howard tried a new way to secure the cans to the pier. They also replaced the door frame to the Clubhouse pump room because it was rotted out. They also trimmed all the dead branches on the trees along Assateague Way. The exit and entrance gates are to be replaced with longer boards that have to be painted. **Joe commented that when a motorcycle goes through the side of the**

gate, he wants the gate attendants to mark down time and date of the incident. These motorcycles will be considered trespassing on the property.

2. **Budget Committee:** Andy Lapinski asked about the HOA fees. He wanted to know why the same people are so far behind in the fees. Troy said once they are over \$1000.00, and Andy said these people are over that mark. Troy responded by saying those people may have a lien placed on their homes from the Association. There is no fine involved. Once there is a lien put on the property, the homeowners will make arrangements to take care of the balance or get it under the \$500.00 mark. The lien is still on the property until the entire balance is paid in full. Troy said as of right now we have 3 homeowners that are in arrears.
3. **Entertainment Committee-** It was suggested to have a Fishing contest. The ages would be 6-8 years old, 8-10 year olds, and 10-12 years old. The Entertainment Planning meeting will be held at the Budget Meeting. delete
4. **ECC-** Cathy Ortel said her committee had sent out 252 violation postcards and will be following up in 30 days with another inspection. She stated that she had no idea how time consuming it was because of the legal aspects involved. **When the 2nd inspection is complete there will be letters sent out and the homeowners have 14 days to respond, in writing, on when all violations will be in compliance. If there isn't any response after 2nd notice a fine letter will be sent and inform the violator of a hearing date. The fines are levied per violation. There will be pictures documenting the violations. There are 7 homeowners who have not taken care of their violations and have to come to the hearings, which will be following the board meeting.** There will be 3 people from the ECC handling the hearings. Joe McGee added that Cathy will not be over seeing this hearing because it's considered a bias opinion. Cathy also asked for more volunteers other than the people on the board or on the ECC committee, to hear the appeals. The board has to hear the appeals, so they can not be at the hearing. Joe McGee read the section of the blue book pertaining to the **Maintenance of Lots:3.7 Each Lot, whether occupied or unoccupied, and the Improvements thereon shall at all times be maintained by the Owner in such a manner as to prevent them from becoming unsightly, unsanitary, or a hazard to health or safety. The Owner of a Lot shall promptly remove any trash or refuse that may accumulate thereon and restore or replace any grass or other vegetation that becomes damaged or diseased. If not so maintained, the Association shall have the right, through its agents, employees or contractors, to provide such maintenance or take other corrective work which, in its sole discretion, it deems necessary, the growth of any kind shall be removed or cleared within the set back areas of a Lot, except for normal and routine maintenance, without the approval of the Committee.** Troy's office handles the fining system for the homeowners. The homeowner will be billed with their dues. Cathy was approached about painting the rusty roof vents and found out that there is a special paint that you use for the galvanized pipe. You can buy it at Elliotts Hardware on Rt. 611. **Joe McGee made a motion to pay for Cathy Ortel to go to a seminar on rule enforcement in communities. All board members were in favor.**

Open Discussion:

1. **Ray Howard-Lot#243-** this is a gated community. Why is the gate being left open? It was left open and when I went by the courtesy building, the attendant was asleep. Joe answered that the board was going to have a meeting about the gate and their responsibilities, viewing of the monitors, signing in, etc.
2. **Clark-Lot#324-** there was a golf cart with the #98 sticker on and they were riding recklessly and there were 3 children on the cart and the one that was driving was very young and the gate attendant went around the violator and never said anything to them. Don't they have the authority to stop the violator? Joe replied yes, and after the regular board meeting there is going to be an executive meeting and this issue will be discussed with the property manager.

3. Bill Landano-Lot#228- I have heard a lot of negative comments in this meeting and I would like to say a positive comment about the community. I want to thank Valerie for the information she gave me on a roofer that was just arrested for taking a down payment for a roofing job and never came and did the job. I also want to thank Jarko (lifeguard) for his help in trying to help me set up this new umbrella. I want to compliment this young man for being so kind and patient with me.
4. **Nancy Howard-Lot#243-** was very concerned about boats being left in driveways in the community. Joe told her that there were new storage areas added this year. Joe asked Valerie if they were any homeowners on the list. Valerie said yes, only because they just purchased a home here. Troy said there is a possibility for more expansion in the storage area. Nancy said if certain homeowners do not have a storage area in the community, they should find another area to store their boat. Joe stated that if she sees the violation she should file a complaint, so it could be addressed by the ECC and/or the board. Nancy stated that there were boats being left in there yards for days and/or weeks. Joe wanted to know who the homeowners are, that are leaving their boats in their yard, he said she could leave the lot number in his mailbox in the office. Nancy replied that they were on North Longboat way. Joe told her that he personally would go and talk to the homeowner who is leaving their boat in their driveway for weeks. The courtesy personnel document boats that are in the driveways every night.
5. **Mike Whaley-Lot#80-**He thought Troy's suggestion for adding more slips the best answer. Nancy Howard's suggestion to charge homeowner \$100.00 per slip, because the fee we have now of \$25.00 per year is the best bargain by far.
6. **Ray Howard-Lot#243-**Carl Thompson and Ray will be installing a misting system at the Clubhouse and Rec. Center soon. **Can a parking sign be put up by the BBQ pit just for golf carts? Joe answered yes and we will get Vince Miller to order one.**
7. **Judy Coyle-Lot#100-** We need a street sign on **Windlass Way**. Joe will have Vince look into and have Neil place. Judy also asked if the pool company could install rails at both baby pools, so that the adults have something to hold onto when they are with the younger children. Joe said we could ask the pool company, but the work could not be done until next year.
8. **Rollins Brown-Lot#390-**I want to say that having the yellow lines on the road look great. Joe said we could thank Mr. Coyle for doing all the yellow lines in the middle of the road.

Joe McGee noticed in the audience a few new faces to the community. He welcomed them and asked their names. Brian and Stephanie Brown of Lot#103, and Joe and Brenda Schmitt of Lot#355. The Schmitt's are very pleased to have purchased here and we really like all the amenities and cleanliness of the community.

Joe went on to say that there are a lot of proud homeowners who contribute their time and volunteer for a committee or one of our many events into this community, which saves the Association a lot of money and they are rewarded at the end of the year with a workers party. The board is thankful to all who participate. I want to thank everyone for coming to this meeting. The meeting is adjourned at 11:35am, this has to be one of our shortest board meeting. Everyone giggled.