

July 7, 2007 Minutes for the Annual HOA Board Meeting

Welcome and Call to order, Introductions & Invocations by President Joe McGee.

There were 45 Homeowners present and Board members: President-Joe McGee, Vice President Vince Castelli, Treasurer-Troy Purnell, Member at large-Vince Miller, Secretary- Bob Molle, and Recording Secretary-Valerie Sharp, Attorney-Ray Coates. Troy Purnell said a prayer. Joe McGee led the Pledge of Allegiance.

Activities Director, Christine Sotoski is introduced by Joe McGee. She went over her hours which are Wed.-Sunday. The hours are (10:00-12:00) and (1:00-5:00) and all activities will be posted at the Clubhouse and Rec. Center each week. She also said if anyone would like to donate board games, they can drop them at the main office. Joe let the homeowners know that when Christine is doing these activities, she is in charge and if she has any problems they will be brought to the attention of the Board of Directors.

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 on duty. We have replaced the Front Entrance Sign. We have new furniture in the Clubhouse and took the old furniture and placed it in the Rec. Center to see how it is taken care of. The Rec. Center and Clubhouse bathrooms have been remodeled. There were 7 more parking slips added to the boat storage yard. The shoulders of the road have been raised. We have upgraded the cameras and added a new camera to the laundry room. The laundry room has all new washers and dryers. This up coming year some items for consideration: Replace gate housing for entrance and exit, new vehicle, new lawn mower. We have a slate of candidates for the Board: active and supportive Property Manager.

Minutes of last years Meeting: Vince Castelli made a motion to approve the minutes without reading them aloud. Vince Miller 2nd the motion and All were in favor.

Treasurer's Report: Troy Purnell reported we are under budget by \$1,380.00 in the income category, \$9,000.00 under budget in administrative expenses, due to less postage and insurance: \$17,000.00 over in the maintenance category, however we will break even in this category, \$11,000.00 is special projects category. Utilities expenses were over by \$441.00: Amenities expenses are close to budget.

Property Manager-Troy Purnell reported that the ECC has been working very diligently over the last few years to maintain the integrity of the community and have done a fine job. Lawn Crew has done a fantastic job again this year. As far as the property is concerned it's one of the best looking in Worcester County. Troy explained the excess revenue that's on the ballot. There are 3 choices to choose. **A-Apply funds to the operating budget: B-Apply the funds to the reserve budget: 3 Refund.** On the bottom of your ballot if we have a budget surplus in Excess of Revenue of Expenses, the IRS requires regulations on these funds. We recommend it to go into the operating budget fund.

Committee Reports:

Beautification Committee: Carl Thompson had a report ready for the meeting. His committee has painted the parking bumpers at the Rec. Center and Clubhouse. We installed a new pole at the pier entrance, to keep **GOLF CARTS OFF**. We purchased 12 new umbrellas, chairs and tables. Spread mulch, cleaned and weeded all the planting areas in the community. We replaced the screens that were damaged at the Clubhouse this winter. They installed new cables to all the paddle boats. There were 4 magnolia trees planted this spring along Assateague Way. The committee would like the board to consider the following items. Spray weed killer on the berm.

Ease of Mowing: Troy said all owners need to have border protection around the perimeter of their homes skirting. The skirting will not be replaced unless you have had the required landscaping ties in place. Please spray your driveways for weeds and pull them out. Excess watering hinders mowing because of standing water.

ECC-Cathy Ortel: 252 inspection notices were sent out for violations. The committee is getting ready for the 2nd inspections and they will be sent out soon and **you have 7 days to respond and if there is no response a fine will be incurred.**

Budget Committee-no report

Activities-the upcoming events are **Movie Night-July 28, 2007: Shrimp Feast-August 4, 2007: Murder Mystery Night-August 11, 2007: Oldies dance night-August 25, 2007: Youth Campfire-August 27, 2007.**

Boat Storage: The storage Fee doesn't pay for weed spraying. It is up to the slip owner to spray for weeds and removal of them. The inspections have been completed and violations are posted. You have 30 days to respond and take care of violations.

Old Business: Golf Cart Registration was supposed to be completed by March 31, 2007 and on the form it states **NO CHILDREN DRIVING**. This means No children sitting on your lap and steering. This is a Violation because you have to have a driver's license to operate a golf cart. **NO GOLF CARTS ON COMMON AREAS**. No motor scooters on the pier. Dumpsters are our largest expense. We are trying to curb these costs by using the bigger trash receptacles. Homeowners need to put **ALL TRASH INSIDE THE TRASH CONTAINERS**, not on the sides. **All Renters and Guests MUST SIGN IN** even if they have a card! **BICYCLES MUST HAVE REFLECTORS IF RIDING AFTER DUSK**. When children are leaving the Rec. Center at night they need to be careful on Assateague Way, the speed limit for cars is 25 mpg, and children are on bikes not watching where they are going and have no reflectors on their bikes. Bikes are to be parked in the bike rack. Scooters can not be recognized by the exit gate because it only reads metal, and they are mostly fiberglass. **SCOOTERS CAN NOT GO THROUGH THE EXIT GATE.**

New Business: Joe McGee said the board will look at the following items requested for next year. 1. Carl Thompson's list. 2. Purchasing a new Truck. 3. Purchasing a new lawn mower. 4. replacement of the gate housing at the front gate. Amenities that were suggested are Tennis courts, a weight room and boat slips with access to the bay.

Candidate Introductions:

Troy Purnell-I'm one of the original developers and the Property Manager for the last 18 years. I love Assateague Pointe and the people here are some of the nicest people I've met over the years.

Vince Castelli-I've been here since 1994 and have been on the board for 8 years. I'm only a small part of this beautiful resort community and I want to keep it that way, as the most beautiful resort community in Maryland.

Vince Miller-I was on the Neighborhood Watch for 5 years and have been on the board of directors for 6 years. I will continue to serve you and the community.

Joe asked if anyone else wanted to put their name on the roster. Dara Murray said she was interested in running for the board but not this year because there wasn't enough time to get out and campaign, but she is interested in running next year.

Open Discussion:

Carole Emory-Lot#19- Board Members and Property Manager

I originally was not going to attend today's annual HOA meeting because of hearing the same old complaints within the community but thought instead I would try to convey my idea of how to alleviate some of the problems.

I mentioned to a neighbor the other day about what he was doing was a violation of one of our community rules and he came back at me with "when the rest of the inconsistencies in this community are dealt with than I too will conform" and with those words said I had no defense as he was 100% correct.

All in all our community looks great and many of us try to maintain our properties but as in all communities there are always a certain few who choose not to conform. We lost a good member of the ECC who was doing a fantastic job because there was no back up in his position and the fines were not being adhered to and so all this hard work was being done in vain.

I feel as though the board and Property Manager need to show us that they are doing something about the violations that are being committed in the community, illegal parking of vehicles be they cars, trucks, boats whatever, golf cart violations, landscaping violations and whatever else there has been set up to keep our community neat and attractive and safe, until fines are levied to ALL who do not adhere then any ECC's efforts mean nothing. There is no reason why our gate personnel who patrols the community cannot document these violations as he sees them and forward them to the office for subsequent action. No one is asking them to get into a confrontational situation. This action would help to better control some of the violations being committed....especially like golf carts being run at night without lights...and illegal parking of vehicles and whatever...

My proposal would be to publish in our newsletter all those lots/addresses, who have fines levied against them and for what violation ie; 8552 N. Longboat Way....weedy driveway or however you word it, these fines are then put quarterly on the homeowners HOA bills to be paid and then each quarter list these addresses and violations in our newsletter so that we are aware that the problem is being dealt with and then whether the fine was paid or not and if not then the fine is placed as a lien on the property. At the end of the year or sometime yearly, list those properties that have liens against them, hopefully there is still a thing called shame and embarrassment that will wake these offenders up to the realization that they would not want to see their property listed in the newsletter for all to see.

We as homeowners need to know that the Board and Property Manager are following through with these violations and are doing something to these people who are violating our rules.

WHAT GOOD ARE RULES IF YOU ARE NOT GOING TO ENFORCE THEM!

Joe McGee told the audience that last year the fine process wasn't as efficient as they should have been. The fine letters were never sent out regarding the fines. The board is behind the ECC this year and regrets the problems from last year. Joe acknowledged the amount of time and effort that was expended by this committee last year and regrets that the letters were not sent out.

Valerie will post the **Fines Rules & Regulations and the Blank Complaint Form on our web site.**

Ray Coates, HOA attorney, explained the appeal process. First there would be a notice of a hearing with the ECC and the complainant would state his views and the defendant has to state his views and appeal if he so wants. The process is as follows: The ECC prepares a written complaint about the violation and sends it to the homeowner. It will contain the time, date of the violation. It will also give the location, time and date of the hearing for the violation. Next the ECC shall hear the complaint from the defendant's point of view, the ECC will give their evidence. If the defendant would like an appeal, they have 10 days to appeal to the Board of Directors.

Bill LeFevre-Lot#20-Asked that the appealing process be amended. Bill explained that prior to going to the board there could be an independent group, not affiliated with the ECC, to hear the appeal.

Elaine Galeone-#447-asked Ray Coates if there was anything in our by-laws that states you can not be on the board if you have a violation of the ECC. Ray Coates told her that if they are found guilty of a violation they can lose their privileges from being on the board, depending on the violation.

Donna King-Lot#268-she has been to 2 meetings this year and at both meetings there has been several issues over the ECC and the Board of directors. At my other home we have an association and right now there is a lot of controversy over this same subject. A homeowner is suing the Association over a fine from the ECC. It has cost the homeowners Association a lot of money. I hope and would like to see the ECC and the Board work together for the community, with no squabbles.

Cathy Ortel-Lot#338-The ECC is not about the nit-picky stuff, we are going after the repeat offenders and the board is backing us. Joe McGee went on to say that the board is backing the efforts of the ECC to go after the repeat violators and we are taking before and after pictures to back up the ECC findings. These pictures will be taken after the notices have been sent.

Dara Murray-Lot#507- I've been a homeowner since 1997 and I was having a problem with a homeowner and was concerned about filing a complaint, because of a possible repercussion. I did fill out a complaint form anonymously and when I returned to the community, had found out that the complaint had been taken care of. I was asked to represent the South Longboat clik with a suggestion to the board to hold a Home Beautification contest in the community. We could have a home of the week/month, and for a possible incentive for winning, a decrease in assessments of about \$10.00 for that month. She also would like to have a community wide pest exterminator that could service individual homes at a discounted price, through a special contract for the community, instead of each individual homeowner getting an exterminator. Joe asked Valerie to look into this.

Sandy Stark-Lot#361-Expressed her recommendation about concerns over a lack of communication between the committee members, volunteers, and the board. She wanted to let the board know that this was not to criticize, just an observation. Her example was about the handling of the pool committee. Her other concern was over the handling of a request for the repair to a pole lamp, she had 2 requests in at the office. She would like the office to call if the repair is going to take a while, for what ever reason. Joe McGee addressed the first issue of the pool committee. He told the homeowners that he spoke to the pool committee chair person and asked that they put together a list of what there objectives were. Joe said that he had no problem taking the blame for the communication aspect, but it's not always the board with the communication problem. Joe then addressed the second concern of the repairing of the pole lights.

He told her that we wait until there are at least 4 pole lights out before having a repair person come out because of the cost factor.

Joyce Hudson-Lot#184-Would like to have more communication between the committees and the board. She thought that any new committee should have guidance from at least one board member.

Carl Thompson-Lot#108-Would like to know, that with these new cameras, who is going to monitor them? He also wanted any purchases put into the newsletter, so that the homeowners would know where their money is being used for. Joe and the Board responded by saying all that information is in the minutes of the meetings, and the minutes are posted on the website. Joe also responded to the question of who would be responsible for viewing the cameras by saying that the gate personnel will be trained. Joe went into detail on the viewing capability of these new cameras and the clarity of the pictures. He also told the homeowners about this new camera system being capable of being accessed by all the board members from the internet. Carl Thompson told the board about the fence at the clubhouse needs to be secured to the post by the gate. Valerie said Anderson Fence will be here on Thursday to repair the fence. Joe said that when the fence company comes here there were 2 places in the community that will need a few sections of fence to secure the premises. One will be in the boat storage yard and the other will be on Assateague Way at the opening to the counties spray field entrance.

Donna King-Lot#268-wanted to know if we could have a chat room for the community. She has one in her other homeowner association. She said it was a way to talk to other people in the community to get updates on what was going on and you get immediate feed back from other homeowners. She thought it would be good idea if a board member could let the homeowners know what was going on in the community. Troy said that we have a website with everything that is taking place in the community, forms, events, all the meeting minutes, newsletters and general information. He stated that the website is much more efficient than e-mailing.

Fred Verga-Lot#469-My wife and noticed that down at the pier that the trash can was in the water. Then it appeared again on the pier and later it was back in the water on the other side. We thought it must have been people throwing it in the water not the wind blowing it out there. The other thing wrong out about 20ft. on the pier is the garbage in the water, it is disgusting. Is there any way to have cameras out at the pier, to find out who is doing the damage? Joe McGee told him that the camera system is on fiber optics that can not travel out to the pier. He said the trash cans have been thrown in the water a couple times and a homeowner went and got them out and put them back on the pier. Carl and his committee are looking at a different option to securing the can. We have hired an activities coordinator so that the kids would have something to do, other than break or destroy things.

Bob Molle-Lot#308-We have made a lot of progress this year in the community as far as updating, remodeling and repairing. The old cameras were 11 years old and the new technology gives us clearer pictures and these are color pictures. With this system you can go back several months and you can bring up specific locations. On a personnel note, with being on the Board I get homeowners and neighbors approaching me and expressing their concerns. Please feel free to bring any issue to me. I'm in lot #108.

Thanks and Adjournment of the meeting at 11:20am.

Joyce Hudson, Linda Thompson, Dara Murray counted the votes and the final results were Vince Castelli-Vice President, Troy Purnell-Treasurer, Vince Miller-Member at Large