

## DECEMBER 8, 2007 Assateague Pointe Board Meeting Minutes

1. **Welcome, Call to Order and Pledge of Allegiance:** President, Joe McGee called the meeting to order and did the Pledge of Allegiance. In attendance were Vice President-Vince Castelli, Treasurer/Property Manager-Troy Purnell, Secretary-Bob Molle, Recording secretary-Valerie Sharp, and 8 homeowners. Vince Miller-Member at Large was excused for this meeting.

2. **Code of Conduct;** was explained by Joe McGee

### 3. Old Business:

- A. **Water Sprinkler** for flower bed at front pond-was completed on September 21, 2007 and has been winterized.
- B. **Fountains-** have been turned on after the rain has replenished the ponds.
- C. **Water Tank-**for watering trees when we are in a draught. The water tank we originally had is not repairable. Troy said he has a water tank and tree gators that he will loan to the community.
- D. **Roof shingles in dumpsters-**There was a discussion about contractors that build in a charge for disposing of roof shingles. Joe said that homeowners need to beware of this cost, before telling the contractor they can use the dumpster for the disposal. **The board voted 3-1 in favor of: No contractors are to put shingles or other debris into the dumpsters.**

### 4. New Business:

- A. **Bike Reflectors-** The board wants a notice put into the Newsletter about having reflectors put on all bicycles. There are a large number of bikes in front of the Rec. Center after dusk. This creates a dangerous situation for vehicles coming down Assateague Way, that can't see the bikes. **THE BOARD IS RECOMENDING REFLECTORS AN ALL BICYCLES,** for safety reasons.
- B. **Fiber Optics-** The discussion was the cost of having fiber optics installed or a wireless remote system for the new camera's to be installed for the boat storage, mailboxes and pier area. The association would like a bid estimate for both ways.
- C. **Bathroom door handles-** the present door handles on the stalls are not easy to open and shut. The board decided to change out the existing handles. Troy asked Valerie to call Salisbury Steel to order the handles. **This is a Maintenance Item.**
- D. **Rental Listings-** The board has suggested sending a mailing out on rental policy in the community. Joe McGee will write a letter about rental policy, guests registering, policy for renters, having a rental agreement on file at the office.
- E. **Activities Director- Bob Molle made a motion to hire an activity director for next year. Troy 2<sup>nd</sup> the motion and all were in favor.**

5. **Treasurer's Report-** Troy Purnell said there were 2 issues he had to discuss. **The first was a formal motion to be made to move the money from the special reserve account into the operating budget. The motion was made by Troy that the amounts of \$5,460.00 for the road repairs and \$10,000.00 for the pool equipment, concrete work, and upgrades to be moved from the special reserve account into the operating budget, 2<sup>nd</sup> by Bob Molle. All were in favor.** The second motion that needs to be addressed is the need for a raise in dues. We are anticipating higher electricity costs, and higher costs for maintenance around the community. Troy said we are falling a little bit behind and suggested the raise, our rate is around 11cents a kilowatt hour and it will be rising to around 13 1/2 cents a kilowatt hour at the end of this quarter. Troy said we will have an excess expense of \$4,838.00 over last year's budget.

### 6. Committee Reports

- F. **ECC-** Joe read the letter from Cathy Ortel about going after the repeat violators in March, before the spring inspections for the rest of the community.
- G. **Boat Storage-** Valerie let the board know that a lot of homeowners have turned in their boat registrations for 2008. There are 12 people who need boat slips for 2008.

H. **Budget Review-** All questions about the line items were answered by Joe and Troy. One question that was asked was about paying all bills on line. Troy answered by saying we would save on check charges but we prefer to have a paper trail for all business transactions. Bob Molle stated that if you do not have someone backing your system up constantly, you could lose all your data. Elaine Galeone had asked why only \$75,000.00 was put back into the account instead of \$100,000.00. Joe explained that we have expenses thru the end of December, so we have to have the revenue available to pay. We don't bill the homeowners until the end of December and that is when all the rest of the monies are put into that account.

## 7. News-

A. Troy reported on the possibility of Assateague Pointe to tie into the county water systems. We currently have a well. The county would put in fire hydrants. The county has talked about this for a while but as of yet hasn't pursued it. There would have to be a public hearing about the proposals. Troy said the advantages would be that we would have access to the water tower of Mystic Harbor and vice versa, in case of an emergency. The county would place a water meter for every home and everyone would be billed individually, instead of what we have known, which is a set cost per homeowner. Troy stated as of right now he doesn't know if this is going to be a cost to the association or the homeowners.

**B. Donations-**Ocean City Fire Company- the board is not going to donate to Ocean City, but will donate to the Berlin Fire Company.

**C. Thank You notes-** received from Gerald Parsons, Dale Lewis, Patricia Molle and the Garnett family. Dale Lewis has resigned from his job as gate attendant due to medical reasons.

**D. Camera purchases-Mike Whaley-Lot# 90,** had a suggestion about the camera purchases. He suggested that we look at the damage compared to the expense of a camera at the pier. He asked about putting a fake camera and having a sign saying you are under surveillance. Joe responded by saying that has been mentioned and when it was presented to the lawyer, we were told that it was a false sense of security and we could be held liable. Mike also asked about the homeowners that rent, does the association have any record of the gate cards that are being used by the renter. Joe said that anyone who has gone to the office for a rental gate cards, they are stated as that on the main computer system. There are other homeowners who have rented their homes and have not registered this information to the office. **Joe stated that a letter will be going out to all homeowners stating that any homeowner that is renting out their home needs to have a rental policy filed at the office. It is a fineable offense, according to our blue book by-laws.** Mike's last question was about putting a notice in the newsletter to state if a homeowner would prefer to have the newsletter E-Mailed instead of sent in the mail, that they could contact the office and sign up for this service. Joe stated that we could do that, but only to homeowners who have requested it. **Andy Lapinski-Lot# 408** was concerned about the changing of the board meetings at the last minute. He would like some kind of communication to state that it was canceled before everybody drives down. Joe responded by saying that the 2 meetings that were canceled at the last minute were due to inclement weather and the other one was due to sicknesses of board members and not a quorum for a board meeting. Valerie will put it on the web site as soon as she finds out.

## 8. Budget

**A. Troy has suggested a rate increase of 6% after going over last year's budget with the accountant.**

**Special Projects to be considered:**

- 1. Gate Mechanism replacement-\$15,000.00**
- 2. Light on Rec. Center for viewing images from camera. Very dark images in gate house.**

**Special Projects to be considered:**

- 3. New camera installation for maintenance shed- Troy suggested after vandalism has occurred**
- 4. \$6,000.00 for new camera's-Bob Molle will speak with Dave about the cost difference between fiber optics versus a remote. We will need comparisons.**
- 5. \$5,000.00 for drainage pipes that are caving in the community. They will be replaced with corrugated vinyl replacement. Val is to check her records and get back to the board about her findings.**
- 6. New stall closures for the bathrooms and replace the doors going into each bathroom. Valerie is to call Salisbury Steel. (Building Maintenance)**
- 7. Mowers-\$4,000.00 for replacing 2 lawn mower motors or purchase 2 new mowers at a cost of \$16,000.00. (Equipment Maintenance)**
- 8. Televisions-Recreation Center and Clubhouse**
- 9. Drainage Issue-There are 2 properties that need work done**
- 10. Trash Area-Concrete pad to be installed-(estimates needed)**
- 11. Clubhouse pond- stones to be added for erosion problem-(to be looked at)**

**After much discussion on the budget items the board came to the decision to do a 3% raise in dues. The meeting was adjourned.**