

Minutes for the Annual Meeting-July 13, 2019

1. **General Welcome to 2019 Annual Meeting**
2. **Call Meeting to Order-President Keith Shoff**
 - a. **Pledge to the Flag**
 - b. **Prayer by Troy Purnell.**
 - c. **Silence All Cell Phones. \$1.00 Fine**
3. **Code of Conduct**
 - a. **This is an official Board Meeting, I remind you that you are guests .. please keep conversations to a minimum and wait until the end of the Meeting to ask questions**
 - b. **Introduction of Board Members + Val + Ray Coates**
 - c. **Did Everyone Sign in and Pick Up the Various Handouts**
 - i. **Agenda**
 - ii. **Minutes of the last Meeting**
 - iii. **2018 Financials**
 - iv. **Candidates & Ballots**
 - d. **Proxies filled in. Is there a Quorum? Yes**
 - e. **We will also need volunteers to count ballots. Missi Clark and Tracey Trott**
4. **Official Start of Business**
 - a. **New Homeowners, Please state Name and Lot Number. There weren't any present.**
 - b. **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!**
 - c. **We are solvent; no litigation pending against the HOA. Groundskeepers, courtesy personnel, and custodian are on duty.**
 - d. **We have a slate of candidates for the Board and we have an active and supportive Property Manager.**
 - e. **This past year we've continued with major erosion jobs and there are more to be completed which currently have active work orders. We have upgraded the kitchen equipment at the Clubhouse (New commercial refrigerator, new ice chest, new double tap beer meister). We've also undertaken a major remodeling project at the Clubhouse with new paint scheme, new window treatments, new closet for supplies and beer meister, new pass thru window in kitchen area, new furniture, new overhead fans, new kitchen floor, and 1 original door was closed off. In the area of nature conservation, a new Butterfly Garden was planted and has been certified under the Federal Monarch Waystation guidelines, (Thank you Dave and Brenda Hawk), Mike and Kay Whaley have created a Bluebird Trail (9 houses) and this year added 2 sets of Purple Martin condos. We also have a new website with a ton more information and capabilities and last but not least. A new winterizing pool cover @ the Rec Center.**
5. **Minutes of Last Year's Meeting: (Entertain a motion to approve the minutes without reading them aloud). Barry made a motion and it was 2nd by Joe Mosby**
6. **Property Manager's Report- Troy reported that the grounds look great and they have had to contend with the weather and rain. When you are disposing of tree limbs make sure to cut into small pieces. The trash people will not take the large pieces! These are to be placed INSIDE THE 30 yard dumpsters. Don't drive on the grass by the dog park area, park on the road side please. If you have skirting damage, go to the office and fill out form. Behind everyone's house, there is 10 feet of common area, you are not allowed to cut down, clear out or anything else. THIS IS NOT YOUR PROPERTY!**

7. **Treasurer's Report - (Including review of voting on decision of excess revenue, if any, for IRS so residents can mark their ballots). Income is over budget-\$4,295.70, expense- under \$4,523.96, Expense\$841.55, maintenance under\$15,049.51.**

8. **Old Business**
 - a. **Website Update-Barry reported that this was completed in May. We have a lot of new items including all the flyers, ECC forms, Map, all minutes and newsletters and communications. Please check it out.**
 - b. **Current Work Order Status**
 - i. **Drainage / Erosion work-contact Valerie and fill out the form for any work.**
 - ii. **Road cracks are looked at every year for cracks that occur during the winter months.**
 - iii. **Clubhouse Fountain- replaced with a new unit**
 - iv. **Lagoon Status- the county is planning replacement of the liner in the next 2 to 3 years. The county did repair all of the leaks in the liner.**
 - v. **Cats- 18 Removed since January**

9. **New Business**
 - a. **Clubhouse Pool Renovation are scheduled to start at the end of this season.**
 - b. **Zoning Hearing-Campground-Troy reported that White Horse Park wants to have rules amended to accommodate at least 25% of the community all year long. Assateague Pointe doesn't want this for our community. There will be another meeting to address this issue.**
 - c. **Creation of a "new" committee = Nature Conservancy Committee chaired by Mike and Kay Whaley. Mike said this will be about the birds, not the cats, dogs or other wildlife.**
 - d. **Front gate-after a total inspection, it has been determined that the loops need to be replaced. Keith signed the bid to have the work done as soon as possible. Troy made a motion to accept the bid to get the gate loops to be replaced Barry 2nd the motion and all were in favor.**
 - e. **Algae control for the ponds. Troy said to start the new application on the Rec. center pond and the clubhouse pond to see how it works. The total cost for all of the ponds was \$28,500.00 for a yearly contract. Troy will be getting a quote just for the Rec. Center and clubhouse ponds.**

10. **"Footprints" Report :**
 - a. **Moment of Silence for Joe McGee and all those that have passed. Keith said Joe has been gone 1 year and 3 days and is greatly missed. Griffith Aleshire of Lot# 221 passed in June and Rosalie Hauer of Lot# 307 passed in May.**
 - b. **General News**
 - i. **Fred Verga has an unusual form of cancer which attacks the bone tissue. He is going thru treatments and he is in pain. The good news is that his doctors said it is very treatable. We all wish him well and we need our lead camera investigator to return to Assateague Pointe.**
 - ii. **Craig Bell is in the Hospital after suffering a stroke.**
 - c. **Correspondence-None**
 - d. **Anything for the Good of the Community- Jeff and Pam Baran of lot# 403, corralled all the paddleboats for us.**

11. **Wall of Honor :**
 - a. **This award is dedicated every year to someone who has gone above and beyond in service to the Community, and doesn't have to be a homeowner. Although we have several prospective recipients, We are not making an award this year out of memory for Joe McGee. Barry said in honor of Joe McGee we do have a picture of him at the podium of last year's annual meeting on our website.**

12. Introduction of 3 candidates

- a. **Troy Purnell - Lot #428** – I was an original partner of the Assateague Pointe Development Group and have been a member of the Board of Directors for 29 years since the communities start in 1989. I have been involved in all aspects of building and maintaining Assateague Pointe and continually monitor the ongoing operations year round. My knowledge and experience of the utility systems, pools and other mechanical systems in the community allow me to offer input that benefits the BOD and community as a whole. My knowledge and experience with local issues also help me to keep a finger on the pulse on a year round basis and help keep Assateague Pointe up to speed with any developing issues. I enjoy working for the owners at Assateague Pointe and would like to continue to serve on the Board.

- b. **Fred Verga Lot #469** – I have lived in Carlstadt, N.J. for 61 years before moving to Lakewood, N.J. 9 years ago. I have been married to my wife Dale for 49 years and have 3 children, Renee, Jeff and Keri and also 4 grandchildren, Amanda, Justin, Hannah and Jacob. I was active coaching in sports activities in our community as my kids grew up. I was in the Trucking Industry for 36 years, having been a Truck Technician for 31 years and a Service Manager for 5 years. I was also a Shop Steward for Teamsters Local 617 for 5 years and was on the contract negotiating team. We purchased our home in September 2003 at Assateague Pointe and have enjoyed every minute of it. We are now retired and have found we have more time to get involved with the community activities and help out where needed. We have helped on “Clean-Up” day and made some new friends and had a great time. My wife, Dale, and I volunteered 9 years ago to take over the Boat Storage Committee and have had so many compliments on our work so far and plan on continuing to work to keep the storage yard looking as good and organized as our community does. I also volunteer in my community in Lakewood on the Architectural Review Committee, the Grounds Crew Committee, Chairperson of the Safety and Security Committee and I serve as Vice President on the Board of Directors of our Community. I am also active in the Teamsters Retirement Club and enjoy Photography in my spare time. I have enjoyed serving on the Board at Assateague Pointe for the past 9 years as well as serving the community in helping out where I can. I ask for your vote in the election to continue to serve and help out where needed in the community and on the Board to keep Assateague Pointe “the place to be”. Thank you for your support.

- c. **Keith Shoff - Lot #346** – Currently employed as President and CEO of Capway Automation. Grew up and live outside of Red Lion Pa. Member and Past President of Brogue Community Lions and currently serving as District 14C –Zone Chair. Currently sit on the Boards for York Area Sports Night / Heritage Valley Federal Credit Union. Homeowner since 2005 and have served on the ECC for 4 years, been on the APHOA Board since 2013. Have participated in every Community Clean-up Day since 2005, served on the 25th Anniversary Committee and as a Co-chair for the Luau, I enjoy helping Homeowners with projects and problems with their AP properties.

13. Committee Reports :

Beautification – Missi Clark wanted to thank the highest number of people to show up for the cleanup day, 85 total. She said all the plant markers are up and she has seen butterflies but so far no crystallites.

ECC – Cathy Ortel reported that everyone has weeds and all needed power washing, they were not sent a notice. If it isn't done by the second inspection, you will be written up. She sent out

126 letters this year, out of that number 29 people did part of the work, 16 were dead beats. The 2nd inspection is completed. We collected \$900.00 in fines last year. She asked that everyone please respond to any notice that is sent.

Entertainment – Vince & Lynn Luca-asked how everyone enjoy the parade. We had Berlin Fire trucks, police and the shorebirds mascot. We have to thank the new homeowners and new chairpersons of this event, Bo and Kim Schultz. They did a phenomenal job and he thanked them. Everyone applauded. Since our last meeting we have had a meet and greet, flea market, bull roast, tie-dye activity, golf tournament, and a paint night. Assateague Pointe is a very busy place. Coming up is bingo tonight. In the coming weeks we have movie night, stamp night, rock painting, shrimp feast, murder mystery. Vince asked for someone to chair the Murder Mystery for next year. The Berlin Fire Company is having a chicken BBQ at the Rte. 611 fire house today, it would be nice for us to support them like they supported us.

Pool – Barry King said that last night at the Elvis event at the Clubhouse that he wanted to thank the security people, who were Will and Phyllis Farrell, Vince and Lynn Luca, Mike Whaley and Boo, Phil and Mark. They had to check for any glass coming into the pool area. Before the event it was discovered that there was a chunk of glass under one of the tables. MARYLAND STATE LAW SAYS NO GLASS IN ANY POOL AREA! This pertains to EVERYONE. You cannot have glass in the screened crab room either! You may leave your cooler inside the clubhouse and pour your beverage into a cup and then proceed into the pool area. If glass happens to break by any pool area, it means closure of the pool. The pool will be emptied first, cleaned and then have to be refilled. This would be very inconvenient and if there was an injury because the glass was in the pool area, would be very bad. In Ocean City they had to hire a full time person to police and check every bag coming into the pool to make sure there wasn't any GLASS. If we have to do this, it will be very expensive and inconvenient for everyone. Please keep an eye out for anyone with a GLASS container and report to the life guard or the front office. Maryann Bing asked if we could print the rules on the back side of the visitor's passes. Barry said it isn't always visitors. Tom Cramblitt asked if it could be announced over the speaker system that NO GLASS IS ALLOWED IN OUR POOL AREAS. Mike asked if a homeowner could approach anyone with glass and tell them no glass. Barry said that any homeowner can advise the violator that no glass in pool area, ask their lot number, and if they do not comply, you can call 911 authorities. Tracey Trott asked if A.P. could enforce the violator for the costs of the pool violation. Ray Coates said we would ask the violator to pay for the violation and if they refused, we would pay and then we would have to take them to small claims court. Barry said that Best Aquatics comes in the morning and cleans the pools. The chemicals are digitally controlled. Everything is monitored early morning and at the night closing. During the day the water can become cloudy due to the suntan lotion and sunscreen going into the pool. The Clubhouse is available for use if there isn't a function going on at the same time, for a deposit fee of \$50.00, which will be returned when everything has been cleaned up and garbage taken to the dumpster. A sign should be up saying Private Party.

Storage Yard – Dale Verga-No report.

WIFI – Barry King said that we had 2 antennae's down this week and they have been taken care of. We now have a different one down and Comcast has been down several times.

Nature Conservancy Committee –Mike and Kay Whaley created the bluebird Trail and there is information on the new website about this. We currently have 9 houses. Our first year there wasn't a lot of activity. This year we have had several nests and baby birds. We clean out the nests after the family leaves and then we wait for the next set to move in. Kay and I decided on the Nature name so we don't have to address the cat issues, dog issues, rabid animals, or the geese, we will leave that up to the ECC. Cathy Ortel said that they have the fun committee. Everyone giggled at that comment. Mike went on to say that the female purple martin has light purple plumage with an iridescent sheen and they have a split tail whereas the swallows have a rounded tail. When we took down the purple martin house we found 3 birds in the condominium. Mike said that the purple martins are very social birds and like to be around people. Keith said that the telescoping poles are triangle in shape not round so they cannot turn. Martins go to the same nest and if the house got turned they would be confused. The purple martins are almost extinct and we're trying to re-establish them here.

14. Open Discussion: Carlton Shammer-Lot#522 was very impressed with the parade this year. He brought up kids driving golf carts-he was told to tell Cathy or Valerie. Are we billed individually for our electric and water? The answer was yes. Maryann Bing asked if it would be alright to stand her 2 green kayaks by the courtyard shed. She also asked if she could take her dog down the pier, she was concerned because the sign says no dogs. Dee McNamarra-lot#378 asked if the dumpsters are empty do we have to pay for the pull. The answer was no. She asked if Fed Ex, RYT, UPS are speeding thru the development all the time, was there something we could do? Keith mentioned maybe a radar. At the last meeting it was brought up about having a fire pit at McGee Park. Wouldn't it chase away the butterflies? Denise Ginsburg-lot#139 asked if we could limit the patrols until the exit gate is fixed. Troy said it is very important to have regular patrols. She also asked if the house on Bayridge drive that is half torn apart is going to be repaired. Troy answered yes but he was delayed because it is required by law now to have a sprinkler system installed. Mike Coster-Lot#35 has a problem with dogs going to the bathroom on his yard. People need to respect everyone's yards and take your dogs to the dog park! The road near the dog park needs to be built up with stone again. Arlene Baldwin-Lot#299 commented on the blinds look like they are burned up on lot #155, they look like they are melting. Cathy Ortel said the ECC has been on them to get things taken care of. Jodi smith-lot#82 asked about the boats being in the driveways more than 48 hours. The deed book states that if there are no spaces available in the storage area, you can leave it in your drive. Can the dog park be sprayed for ticks? Jeanette Shade-lot#240 asked if the dog park could also be sprayed for poison ivy. She also said that renters said that there weren't rules posted in the unit they were renting, so they didn't know. Keith asked if she knew the lot #, she did not.

15. Thanks & Adjournment

- a. Next Meeting .. Next Meeting-September 21, 2019 @ 9:00AM Clubhouse
- b. Motion to Adjourn
- c. Please turn in your completed ballots at this time

16. Executive Board .. to be held @ Clubhouse