

ASSATEAGUE POINTE HOA MINUTES

March 20, 2020 | Meeting called to order by Keith At 10:12AM

Board Members In Attendance

President: Keith Shoff, Vice President: Fred Verga, Treasurer: Troy Purnell, Secretary: Barry King
Joe Mosby: Member At Large

Property Manager's Report by Troy Purnell

Property Manager's Report: The Ground Crew started back on Monday, March 16th. Cleaning up community, branches etc, Straightening up the shop & started cutting grass. Mowers have all been serviced. Equipment ready to go. Community looks great & in great shape. Erosion control issues need addressed. Paddle Boats are being refurbished & repaired. Better than New. Also, will repair dock boxes instead of replacing them which will save money.

The Board Requests the Grounds Crew to:

- Relabel the cinder blocks in the Boat Yard
 - Rake, Replace or fill stones at the entrance of the Boat Yard
 - Wooden Dock by the Shed at the front pond needs maintenance
-

Treasurer's Report by Troy Purnell

End of 2019, \$3055 over budget, pretty close for a million-dollar budget. However, when we receive \$11,000 credit from Waste Management, we will be under budget by almost \$8000! Reserve Study, Troy meeting with accountant re: Reserve Study today. Current study goes through 2024. Going to need to look ahead another 20 years. Giving him the cost of the pool to be replaced, roughly when a useful life for them will be, boats, rec center clubhouse, waiting on one more bid for road paving, from Terra Firma so we can look ahead. We're going to need new mowers. Bought one new this year for \$11,586. They're getting pretty old. We need to raise dues & once the reserve study is done which Troy is meeting with Accountant today, that'll tell us exactly what we need. Overall everything looks fine. Jan & Feb are on track for 2020 Budget, & under budget. Weekly reports are beginning.

Old Business

1. Old Business

a. Website Update

We made changes since last meeting. Re-arranged Communications section of web page, Hover mouse over communications tab to access all info.

NEW LABEL SPECIAL NOTICES & that's where you'll find:

1. **Electrical Notice**
2. **Mosquito Notice**

On header, Contractors have been removed but they are now under Communications.

NEW TAB: MERCHANDISE – Barry Photographed merchandise & put it all on the website. As of right now, residents cannot order on the website but can purchase at the office. Barry did a fantastic job on the website, looks great & user friendly. Thanks Barry!

b. Work Order Status

- i. **Pond Algae Treatment** - Bid from Lake Source – 2 ponds – one in phase 3 & the other across from the rec center, \$2,625 is the bid. Reasonable bid compared to previous quotes. Fred makes a motion to use Lake Source for the ponds. Second by Joe. I’s from everyone. Unanimous. Troy said he’d sign the quote & send it back to them to get started. Pond pumps are also being installed.
 - ii. **Drainage / Erosion** - Goody Hill gave us a price of 3 different areas;
 - 1) \$25,960 8332 Longboat Way
 - 1a) \$15,500 Grade Bank & add Riprap
 - 2) \$31,350 between 8220 & 8222 Skip Jack
 - 3) \$29,700 between 8561 & 8563 Longboat Way

TOTAL: \$102,510 Difficulty ascertaining more quotes from other companies. This is to replace the pipes from the inlet box to the outfall, not just add dirt so grounds crew cannot take care of it. Still researching our best option & waiting for more bids.
 - iii. **Road Cracks** - Pruitt’s bid to fix road cracks \$4400 & Bid from Seal Tech for \$6000 \$9000 in reserve for roads right now. Barry Motioned for vote to fix road cracks by Pruitt, Fred 2nd, I from Joe & Troy. Unanimous.
 - iv. **Cameras** - Everything is up & running. Shed camera fixed.. We were having trouble with the intercoms, between front office & gatehouse and the Rec Center & Clubhouse, which has been resolved, wasn’t wired correctly, no more humming & new speaker in the Rec Center. Fred mentioned that we should look at adding License Plate camera & camera at key card area on entrance gate. Fred will contact Volken for a quote.
 - v. **4 Way Stop Signs** @ Bay Breeze & Assateague Way discussion tabled until next Meeting
 - vi. **Repair of Crab Room** – Its been too long since we’ve looked at bids .. Need to get these updated to determine if this can be done this year
 - vii. **Painting of Rec Center** – Troy to get quotes for next Meeting
- c. **Zoning Hearing Update** – RE: **White Horse Park** - Scheduled hearing for June but TBD with courts closed.
 - d. **Clubhouse Pool Renovation** - Renovation completed & it cost \$70,044, We took \$55,000 from reserve fund allocated for the pools, Not much left in the reserve for the pools.
 - e. **LED Light Replacement in Restrooms** - Replaced all bathroom lights with LED. We are 100% LED lighting. Except for Boat Storage Yard.

New Business

- a. **COVID-19 Response** – Assateague Pointe is sanitizing; the clubhouse, rec center & front office. All bathroom doors, stall doors, door knobs, flush handles, light switches, video games, money machines, vending machines, chairs, tables, twice a day by Grounds Crew & Gatehouse Attendants are wiping down door knobs & light switches as they open & close buildings.
- b. **2020 Budget** - As of End of February we were \$11,251 ahead of budget. Utilities down \$4500, maintenance down \$3000, amenities down \$4400.

- c. **New Mower** - Furniture & Equipment budget was \$12,000 New Mower cost: \$11,585.80 Also, Old Chevy Assateague Pointe Truck will be sold.
- d. **Reserve Study** - Current study goes through 2024. Going to need to look ahead another 20 years. Looking at the cost of the pool to be replaced, roughly when a useful life for them will be, boats, rec center clubhouse, waiting on one more bid for road paving, from Terra Firma so we can look ahead. New mowers needed. We need to raise dues & once the reserve study is completed, that will help us forecast exactly what we need.
- e. VOTED TO AUTHORIZE Austin Purnell & Juli Burton as Signatories on Bank Accounts, Troy motioned, Keith 2nd, Joe, Fred, Barry agreed, Unanimous
- f. DUE TO COVID-19 **EASTER EGG HUNT CANCELLED** Troy, Motioned, Barry, Joe & Keith agreed, Unanimous

Committee Reports

- a. **Storage Lot – Dale Verga**: We had too many late payments this year. Next year we will include it in the 4th Quarter Bill. If the resident doesn't pay on time resident will lose slip & will incur cost to remove items from storage yard. New Stickers will be supplied when travel band is lifted.
- b. **WIFI Committee: Barry King**: Over the last two years the weather has really taken a toll on the WIFI equipment outside. Along with the age of the equipment and the advancement of technology over the past 12 years I am pleased to announce WIFI system is being replaced. Due to new technology we will need fewer antennas which means less maintenance and less costs. The WIFI speed of the old equipment by today's standards was working at a snail's pace. You have received an email blast by now that the system has been taken down. You will still have access to the internet connections at the Clubhouse and Rec Center until the new systems is up and running. I will send out an email blast notifying all homeowners that the new system is up and running. Again this WIFI is NOT FOR STREAMING! With the new system there are some additional safe guards in place that were not available with our old system. These safe guards will also increase speed of the WIFI. If you need to stream your video, games, & etc. please call Comcast to have your own WIFI.
- c. **Pool Committee: Barry King**
Great news the clubhouse pool project has been completed and under budget. This includes removal and replacement of tiles, plaster, skimmers, hand rails and drainage gutter. Also a new pool cover has been installed. Now both the Rec Center and Clubhouse pools are covered for the winter months which will extend the life of the pool plaster and tiles.
On Clean Up Day the tables, chairs and lounge chairs will be put out for the season. Lunch will be served at the clubhouse for all the volunteers helping. Hope to see you there. Summer is just around the corner.
- d. **Beautification Committee Report – Missi Clark**
DON'T FORGET THE SPRING CLEAN UP WEEKEND IS MAY 2 AT 9:00 A.M. We need your help! (Hopefully we will be able to keep this date) Lunch will be served at the clubhouse for all the volunteers helping. Hope to see you there. Summer is just around the corner. We will need 1 box of heavy duty trash bags and Mulch same as in previous years **BOARD: Yes we will order**

the Mulch & trash bags.. will “edging” be done around trees and shrubs? YES.. Need to check on “yellow paint” for bumpers, etc. YES we will have yellow paint. Do we need any screening material? NO .. Would like approval to repair soaker hose at side of Rec center and put on a timer like the rest..Yes, what length & the BOARD APPROVES I would like to plant an area of pollinator flowers to attract Hummingbirds and Butterflies at the back side of the Rec center Thank you!... need to check with Mike Whaley to see if he knows what size is currently there I also did a little research into the question that was asked about the Blue birds and Purple Martins being predators of the butterfly caterpillars.....and they ARE. Purple Martins feed on Butterflies while the Blue Birds feed on caterpillars. The Board agrees NO Purple Martin Gourds/Colony Houses be put in the community near the Monarch Butterfly Garden.

e. **ECC Committee - Cathy Ortel**

Happy Spring Everyone! Just a note to let you know all the weeds missed you very much! Since we had such a mild winter most of them survived very well and are waiting for your return. In this stressful time, pulling them out will be great therapy and provide many hours of fresh air and sunshine. Due to the current situation, inspections will begin on June 1st. Obviously the impending virus will create problems for all of us, and we understand. That said, please communicate with us! We always include a reply form with our notices and hope that if you cannot complete any necessary work by July 30th you will complete the reply form and return it so that we have an idea of when work will be done. We are more than willing to work with everyone and as always communication is key! We wish you all well and hope that God will restore our lives back to normal very soon. As always if you have a question or need to contact us I can be reached at 443-397-0171 or CEO.Assateague@Yahoo.com. Looking forward to seeing you all around the community over the next several months.

- f. **Entertainment Committee – Lynn & Vince Luca** - Welcome back. We hope everyone had an enjoyable holiday season and dealt with the winter with ease. Well, the schedule is completed and posted. The flyers are completed and posted. Those flyers that need some details are in place but not completed. Once I get the updated info, they will be completed and reposted. Here’s hoping that our season will be as successful as past years. Remember that the cut off date for all ticketed events is the Monday prior to the event at 12 noon. Thank you for your support over the years and let’s make 2020 as successful as past years. Looking forward to a summer of success and enjoyment.

DUE TO UNFORTUNATE CIRCUMSTANCES, OUR BINGO CHAIRPERSONS ARE UNABLE TO CHAIR THE EVENT. PLEASE CONSIDER CHAIRING THIS EVENT AS IT IS AN EVENT THAT IS ENJOYED BY MANY PEOPLE. PLEASE REMEMBER THAT VOLUNTEERS ARE ALWAYS NEEDED. PLEASE SEE LYNN OR VINCE AND WE WILL ASSIST YOU WITH ANY QUESTIONS OR CONCERNS.

- g. **Nature Conservancy Committee – Mike & Kay Whaley** – (report given to Keith via phone) ..

Hello everyone, it will be nice to get back to the norm @ AP. Kay and I will be down in the next week to start re-setting the Purple Martin house colonies and to prepare the Bluebird houses for this year’s residents. After the discussions regarding the Bluebirds and Purple Martins being predators for our Butterfly Garden, it has been determined that no Purple Martin houses will be placed any farther west of the Rec Center and in addition, we’ve moved

several Bluebird houses so that they are no closer than approx 300 yards from the Butterfly Garden. The current plan is to possibly add another Purple Martin colony house out toward the Bay, so if anyone would like one in close proximity to their home so they can watch all the activity .. please let us know.

Announcements

PLEASE SIGN UP FOR EMAIL ANNOUNCEMENTS ON www.AssateaguePointe.com

& JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS! ALSO IF YOU HAVE QUESTIONS OR COMMENTS YOU CAN EMAIL... INFO@ASSATEAGUEPOINTE.COM

Open Discussion (Emails from Residents)

From George Becker #476

Although I had planned to be there for the meeting, I do not think it is a good thing today during this period of epidemic, You may want to consider not having it now. If not please take and send very good notes. BOARD: Thanks George, we had the meeting via Teleconference. We will assess the situation on an event by event basis.

From Lisa Ward #152

Weed Pro says the phragmites should be cut in the marsh in February. Are they going to be cut down soon? BOARD: Thanks Lisa, yes they are currently being cut.

From Pat & Bud Campbell #337

Pat and Bud Campbell filed papers last year for the problem in our back yard. Water is VERY Dirty and erosion of land being washed away, The Rock have seem to help our neighbor back yard, WE Need More!. Has the board had a chance to review this area? Will the board review this area?

BOARD: Thank you Pat & Bud for your patience. Yes your area is being addressed in the Erosion Project, more details listed above under Old Business, section ii. Drainage / Erosion. We are working on getting Bids. We've had difficulty with companies getting back to us with quotes. We will keep you apprised of the situation.

From Patti and Cliff Hare #507

Good morning, I would like to know the status of the work order issued April 29, 2019, addressing the swampy area on the rear corner of our lot, #507. All I know is that someone was out to look at it last year, but no work has been done. BOARD: Thank you Patti & Cliff! We have been out to the area of concern and will be adding a small French drain. "When it dries up". We have other areas that are much worse and they will be done first. Your spot is on the list. You are also part of Drainage/Erosion Project. Also, the skirting on Lot #487 is still not in place allowing animals under the home. BOARD: Thanks for being so neighborly & letting us know about Lot #487! Yes we have fixed the skirting.

From Kris Nowak #199

With climate change, rising water levels, and the likelihood (statistically) that our area will flood again; may we elevate our homes, and if so how much? BOARD: Thanks Kris! All homes are at least a "plus 9' above mean sea level" I do not know of any height limit but whatever you would propose would need APHOA Board and Worcester County approval.

From Karen Frost #159

Is there any way the grass can be sprayed for fleas? My dog was miserable last summer. With all the feral cats around, fleas abound. Thank you for your consideration. BOARD: Thanks for the Spring reminder for Juli, Karen! Yes, as we have in previous years we will have the playgrounds & Dog Park

sprayed for fleas & are currently waiting for bids from multiple companies to ascertain the most economical option. Individual yards being sprayed will be up to the individual home owner. Also a homeowner called to ask if they can install Solar Panels. The Board is gathering information from the Electric Company & we will let you know when we have an answer.

Next Meeting

MAY 23, 2020 at 9AM at Clubhouse

Motion to adjourn was made at 11:34 a.m. and was passed unanimously.

Recorded by Juli Burton