

ASSATEAGUE POINTE HOA MINUTES

May 22, 2020 | Meeting called to order by KEITH At 10:02AM

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

- A. **Equipment Update:** Waste Management: we are paying less per load than we ever have. We mash the trash to get more in but most of the time the loads aren't too heavy. Received almost \$13000 in credit from overcharging us this winter. We're keeping a close eye on pickups, monitoring the bills & I can access & order trash pickup via the WM App. We go up to Mon Wed Fri pick-ups in July. Credit will be applied to last year which will make us \$8500 under budget for last year. And we fixed up the paddleboats. We should be at or below budget this year. New Mower works great, guys love it. The Grounds Crew take turns riding using it because they all enjoy it. Walker is the brand.
- B. **Personnel Update:** Grounds Crew has been mowing & trimming the park. Sanitizing restrooms twice daily. Painted front doors of Office, Clubhouse & Rec Center. Power washed curbs at the front of the Pointe. Replaced skirting. Prepared pool decks for possible opening.

Treasurer's Report by Troy Purnell

Treasurer's Report: I have been talking to the lawyers & accountants for the reserve study. The only thing we are waiting for is the cost to replace & pave the roads. Meeting with them soon & then I can get all of that added to the Reserve Study & they can finalize it. Keith sent Troy info & is setting up a meeting with Total Asphalt Technology that has a product that is new instead of repaving & should save money. So we will have that cost plus the cost of repaving to be entered in the reserve study. In the next 20 years we're going to need to repave or do some type of resurfacing & the reserve study will help us to be prepared for that. As costs increase for everything Assateague Pointe will need in the future, we are going to have to save more money than we currently have & will need to increase dues.

Old Business

1. Old Business

- A. **Website Update** WEBSITE is up and running. I added the apparel as I mentioned before. Due to the current Pandemic situation my main concern is to keep it up & running and using email blasts to help everyone stay as up to date as MD opens back up.
- B. **Work Order Status**
 - i. **Pond Algae Treatment** - Rec Center & Clubhouse Pond look great. Treatment is working. Bad spot near paddleboats. Usually it lays below the surface... Said it could take half the summer. We may have to do every year.

- ii. **Drainage / Erosion** - Waiting on another bid from the guy I think can fix all our erosion control project. We're also waiting for the completion of the Reserve Study so we can see what the long term cost & projections for the erosion study.
 - iii. **Road Cracks** - Total Asphalt is meeting with me to give estimates
 - iv. **Cameras** - – 3 new cameras installed & new cameras work great Now we have cameras that can catch license plates, entering & exiting for added security.
 - v. **Cinder Block Labeling in Storage/Boat Yard** - not yet, experimented with stick on letters to see if that would work – decided to paint stencil with sponge & paint
 - vi. **Stone Fill @ Entrance to Boat/Storage Yard** - Stone filled at storage/boat yard entrance
 - vii. **Dock Repair @ Front Pond**- Completed but we need Dock Boxes replaced
- C. **Zoning Hearing Update** – RE: White Horse Park - White Horse Park Reopening June 2nd – Court still closed. RE: Frontier Town: Expansion on Frontier Town approved & started.
- D. **4 Way Stop @ Bay Breeze** - - bike traffic doesn't stop – worried about Fedex & UPS delivery trucks flying through, Need to slow traffic the neighborhood- radar units – see if police can give us a radar – Troy ask Sheriff can we borrow or purchase new ones & we can send donation
- E. **Crab Room Repair - \$11800** – appropriate time to do this - Keith, Barry, Troy, Fred VOTED in favor & Approved.
- F. **Rec Center Painting**- Rick Landing Estimate \$2450 +\$1600 + \$4700 – Barry Motioned, Troy 2nd, Joe 3rd. VOTED in Favor & Approved.

New Business

- a. **2020 Budget** - APHOA Financials through April 2020.
 - i. **Income** - Under budget \$9110 due to electric usage lower than normal
 - ii. **Expenses:**
 - 1. Amenities - Under Budget \$6399 as no furniture and equipment spent as budgeted. This will change next month with the mower purchase.
 - 2. Expenses - Under Budget \$3923 due to contingency and insurance lower but legal and accounting up \$2315.
 - 3. Maintenance - Over Budget \$4445 due to Gate Replacement
 - 4. Utility Expense - Under Budget \$8334 due to lower than budgeted electric and wifi support.
 - iii. **Summary:** Overall we are \$4660 under budget. I do expect this to change as next month we will have a new mower will hit and the following month the crab room renovation.
- b. **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 done that'll tell us exactly what we need.
- c. **Erosion Control Bids**- Waiting for Response
- d. **June Events** As long as we have enough participants; The A.P. PUZAK MEMORIAL GOLF TOURNAMENT on June 20 at 2:30PM is happening! Sign up Today! All previous events are cancelled, including Bingo. WE NEED NEW CHAIRPERSON FOR BINGO.
- e. **COVID-19 Response** – Assateague Pointe is doing everything possible to keep our Community Safe & Healthy. We are updating & talking daily to stay on track as things evolve & change.

- a. **Storage Lot – Dale Verga:** Just want to thank all homeowners who have turned their Storage yard applications and payment to the office in a timely manner. We ask that when it is feasible to get back to some normalcy you will continue to take care of the weeds and any debris in the storage yard slips. Our maintenance crew will be re-painting the numbers on the cinder blocks and we ask that they be left at the center rear of your slip. Please do not use them for chocks, tongue jacks or move them from slip to slip. Hopefully you are social distancing and staying healthy so we can all meet at “The place to be in OC.

- b. **WIFI Committee: Barry King:** The WIFI system has been taken down for replacement. I spoke to Pat O’Connell who is installing the new system and the head end system at the Clubhouse has been replaced. He is mounting new antennas to the roof of the Clubhouse now. He is planning on going out this week to remove all of the old antennas and wires. And then put up the new antennas and hopefully be testing by Friday the 15 th . This is what I know at this time of writing on 05/12/2020. If I have any new information I will discuss it at our meeting. WI-FI is almost completed.

- c. **Pool Committee: Barry King:** The pools are currently CLOSED UNTIL FURTHER NOTICE and guidance from the State of Maryland as of this date of 05/12/2020. There has been NO guides lines published or release of any rules or regulations for pools by the State of Maryland. Both pool decks have been power washed and furniture has been set up at the Clubhouse only at this time. The Clubhouse pool is ready to go but awaiting the guide lines from the State of Maryland. The Rec. Center pool has also been uncovered and currently being washed and refilled but no furniture has been put on the pool deck. Both the Clubhouse and Rec. Center have been closed, locked and PROFESSIONALLY SANITIZED. Clubhouse restrooms are open, entrance to these restrooms is only allowed from the west side of the clubhouse and they are cleaned twice a day. At the Rec. Center a door was put back on between the laundry room and game area. At this time only the laundry room is open to community. Depending on the guide lines set forth by the State of Maryland regarding the pools to be open but the buildings being closed except restrooms then we will have to place a temporary wall between the south entrance of the Rec. Center hallway and the game room to allow those restrooms to be open if the pool is open and the game area to be closed. (Which has been completed.) Also depending on these guide lines from State of Maryland IF admission to the pools must be controlled and only ONE entrance will be open to allow entry and exiting from the pool area. I would strongly suggest that we use the west entrance at the club house (restroom gate) and the south entrance gate (restroom gate) at the Rec. center. Also IF this must be done we need to hire 4 people at a min. to work these gates. This is NOT part of our contract with Best Aquatics Pool Company. This is not law yet but I am thinking that this might happen along with social distancing. Until we receive notice of the guide lines, rules or regulations I feel no further discussion is needed at this time.

- d. **ECC Committee - Cathy Ortel** The weeds asked me to send you all a big HELLO and tell you that you have been very much missed and they look forward to your return. They are all staying safe and hope you are doing the same! As said in our last report we will begin a late

start to this year's inspections which will begin June 1st, weather permitting. We understand that travel is still a problem for many and as always COMMUNICATION is key. If you receive a notice of work that needs to be done we are requesting a completion date of July 30th this year. As always, if you cannot complete the necessary corrections by that date please mail or fax your reply form to the front office at 1-410-641-1033. All communication must be in writing for documentation purposes. If you have a question about any exterior changes you need to make I can be reached at 1-443-397-0171 or CEO.Assateague@Yahoo.com. Please have a safe trip and we look forward to seeing you all back soon!

- e. **Entertainment Committee – Lynn & Vince Luca** - Has anyone heard of the virus going around!! Well until We get some guidance to continue our events, unfortunately we are in a holding pattern. We have stayed in constant contact with Barry for updates and sadly he and the board are unable to tell us when things may change. Please stay well and stay safe.

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 me and we will assist you with any questions or concerns.

Announcements

**PLEASE SIGN UP FOR EMAIL ANNOUNCEMENTS ON www.AssateaguePointe.com
& JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!**

Open Discussion

Discussed all COVID-19 Restrictions with regard to opening the pool. Began working on a plan to get pools OPEN.

Next Meeting

JULY 11, 2020 HOA ANNUAL BOARD MEETING – WOCESTER PREP SCHOOL 9:00 AM
(IF COVID-19 Restrictions are lifted.)

Motion to adjourn was made at 12:20 p.m. and was passed unanimously.

Recorded by Juli Burton