

# ASSATEAGUE POINTE HOA MINUTES

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October 10, 2020 | Meeting called to order by KEITH At 9:00AM

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## Board Members In Attendance

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President: Keith Shoff, Vice President: Fred Verga, Treasurer: Troy Purnell, Secretary: Barry King

Member At Large: Joe Mosby

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## Property Manager's Report by Troy Purnell

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Property Manager's Report: It has been a trying year for the property, we had a lot of rain. It was great because it kept everything green but kept us mowing a lot more than usual. We did buy a new mower last year. We did not get to many of the erosion control projects, but plan on doing a lot of them this fall as well as in the spring. We have a list of all the concerned areas. Some do take priority over others. We found a good contractor who has worked in the community before. He has all the right equipment and people we need. The price he quoted is about half of other contractors. We are going to have him start in the next couple of weeks on some of the smaller jobs, and then let him work his way into the bigger ones. As far as erosion control, for the main areas, it will cost us close to \$100,000. There are a lot of the galvanized pipes underground that are rusting making sink holes. These need to be replaced with some plastic pipes. We have a plan; it will just take some money and some time.

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## Treasurer's Report by Troy Purnell

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- A. Financial through August of 2020: The income side of the budget was under budget by about \$27,960. That is mostly due to electricity cost being down by almost \$18,000. The amenity side, the expense categories, were over budget by \$21,117. That is mainly due to \$9,500 extra we had to spend on the pool monitors. We replaced the LED lights in both pools, that were burned out, that was \$5,300. The equipment was over by \$6,000, mainly because we purchased a new mower that was \$12,000. For the expense category we were able to budget \$3,000. Under maintenance we are under budget by \$3,800, building maintenance is under \$7,094, equipment maintenance under by \$3,400, and special projects under by \$24,000. These are offset by gate repairs that were over by \$3,400, crowns maintenance was over by \$9,900, and gas was over by \$3,400. The pier and cameras were also over by \$2,300. Utility expenses were under budget by \$44,000, Wi-Fi was under by \$7,473, and the trash was under by \$4,000. Overall, through August we are over budget by \$5,214. When and if the P.P.P. money is forgiven, that will also add an addition \$34,000 to the income. Which would put us at about \$29,000 for the year. A vote was taken on what to do if there is a surplus this year. The options were operating budget, reserve, and refund. The operating budget received the highest number of votes.
  - B. Budget for 2021: There is a letter attached to the budget proposal regarding an increase in dues. A third-party accountant reviewed all the financials. We received bids on roofs, roads, pools, electric, and erosion control on what money we anticipate needing to spend throughout the next 20 years. We are proposing to raise the HOA dues \$20 per month, \$240 per year. It will still be billed quarterly. This proposal is up for review and comment for the next 30 days, at which time the board will vote on it. Please contact Troy Purnell with any questions.
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## Old Business

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- A. Clubhouse Pool Renovation: We have a few minor things taking place this fall. Mainly for the exterior drain, and concrete must be ground down. As of now both pools have been covered which should increase the life of the plaster.
- B. White Horse Park: There is a pending court case coming up in November. That has to do with the occupancy restrictions and a campground subdivision. The A.P. board has always disagreed with White Horse Park's stance. Our staff report has gone to the county and everyone else. The case does not involve us, but the outcome will. We will continue to monitor the situation.
- C. Began a new Algae Control Program: We have had success with the algae control issue. The areas where treatment was used worked. We put some more money in the budget for next year to continue with this treatment.
- D. 911 Address': The county requires you to have your street address number, not lot number, posted on the front of your house so it is visible from the street. It can be posted horizontal or vertical.
- E. Frontier Town Expansion: They have received additional campsite approval. They will probably be expanding this year, about another 100 campsites.
- F. Current Work Order Status: The road cracks should be done this fall.

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## New Business

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- A. COVID: We handled this pandemic very well at Assateague Pointe. The health department only contacted us only once through this.
- B. Water Plant repair of Storm Damage: Waiting on insurance proceeds. They will be putting up a new fence around there, some siding, and roof repairs. The county promised they will come do the repairs within the next month.
- C. Electrical Issues-Phase 1: The issue came from a contractor who had punctured one of the high voltage lines. That has been repaired at no cost to the HOA.
- D. General Storm Clean-up: Our grounds crew took care of as much as they could. Ocean Pines Tree removal took care of the ones that we most dangerous already. They will be returning in the next few weeks to finish the job.

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## Committee Reports

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- A. Beautification: Missi Clark- Unfortunately, this year we were not allowed to have our cleanup day due to COVID, so I handled most of the cleanup myself. Over the weekend I took care of some dead perennials to get us ready for winter. My plans for next year are to plant a small pollinator and butterfly garden around the back of the rec center. Hopefully, next year we will be able to continue beautifying the community.
- B. ECC: Cathey Ortel- Inspections this year were done in June instead of May due to Covid 19. Many people decided to come to the Pointe early and spent their stay at home order working on their homes here which made our inspections easier. On the flip side, once the travel restrictions were put in place many were unable to get here and do the work in a timely manner. A total of 126 homes were written up which is a record low. At this time there are only 10 residences that have not completed the required repairs. This will be my last year of doing the inspections due to the large construction project getting ready to happen at my residence. MaryAnn Bing has graciously accepted taking over my reign of terror and we will be working together to make the transition. Please notify the front office and let them know if you would like to volunteer and help her out. I would like to thank the Board of Directors and the community for all your help over the last several years. It has been my pleasure to work with all of you and I will miss seeing many of your smiling faces. Thank you and stay safe.
- C. Entertainment: Vince & Lynn Luca- We get a chairperson for each event we hold. Starting with the bull roast and carrying through the children's Christmas and New Year's Eve party. This year due to COVID

all the stuff we had scheduled had to be canceled. As a group we wanted to do something for the community. We were able to have the Elvis Concert and the 4<sup>th</sup> of July parade. Unfortunately, our chairman for cornhole was quarantined in New Jersey, so that had to be canceled. We are planning for next year, COVID permitting, to include Line Dancing. One of our homeowners Louise has offered to be our instructor and take over this project. Feel free to call her with any questions. We did not get a bingo chairman for this year. If we are going to do this next year, we will need bingo chairman. If you are interested, please contact us. Because most of our events were canceled this year, we wanted to do something for the community. We planned an event called shrimp by the pound. It was disappointing that more residents did not participate in this event and help support our community.

- D. Storage Yard: Fred Verga- Due to illness, we were not able to go through the storage yard and place the stickers ourselves. Thank you to Cathy Ortel and MaryAnn Bing for taking care of that for us.
- E. Pool: Barry King-The new restrictions put in place for COVID delayed our pool opening one week from Memorial Day weekend. Both pools remained opened all summer. Due to the increased cost of having the pool monitors, our pool hours were shortened. We were still able to maintain Friday's midnight swim. The only operational problem was with the splash pad at the club house the end of August. The new pump for the splash pad has been installed. Both pools have been winterized to be ready for next year.
- F. WI-FI: Barry King- We had our service guy working with an engineering company to replace the aging WI-FI system. Unfortunately, the system they tried for several months was unsuccessful. The other upgraded system that we could put in place cost as much as \$200,000. Because of this we have removed the WI-FI from the community, except the rec center, club house, and both pool decks. Our deposit was returned for the attempted system. If you have a Comcast account, you can sign into any Comcast hot spot for internet service free of charge. If you need your own internet service, you will need to contact Comcast.
- G. Nature Conservancy Committee: Mike and Kay Whaley- Everyone of our blue bird houses had nests and blue birds in them this year. We were not as fortunate with our purple martin houses. An osprey nest was also found in the community this year. We also found turtles, spiders, and walking sticks. Please visit the butterfly garden we have close to the entrance. Thank you to whoever is maintaining the mums at the entrance.

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## Announcements

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**PLEASE SIGN UP FOR EMAIL ANNOUNCEMENTS ON [www.AssateaguePointe.com](http://www.AssateaguePointe.com)  
& JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!**

**WE ASK ALL HOMEOWNERS USING OUR DOG PARK TO PICK UP AFTER THEM! WE HAVE  
DISPOSABLE BAGS AVAILABLE AT THE DOG PARK! THANK YOU!**

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## Open Discussion

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### **Patti Hare #507**

1. The water pipe behind #513 is rusted through and the fence behind there is down, do we have plans to replace that?
  - a. *The pipe one of the first things we are looking into this year. The removal and repairs are extensive and will cost around \$15,000. After that we are systematically repairing the worst things first.*
2. Behind #337 the runoff has created a washout and needs more riffraff. Also, a large tree is down. Is that also included in the plans?
  - a. *It is. The tree is on the list for ocean pines tree removal.*

3. There are concerns about security in the pier area. Thefts have been reported from #170, and turtles are being removed. Are there cameras in that area?
  - a. *We have no cameras in the pier area. A suggestion of signs in the area with information about the turtles and why we should protect them was made.*
4. Can we have larger speed limit signs? We have had reports of people speeding in the community. Also, we need a four way stop sign on Assateague Way and Bay Breeze.
  - a. *We can definitely look into doing that.*
5. Are the grounds crew on a fixed schedule?
  - a. *No, they are trying to get as much done as possible. They try to pick the driest areas first.*
6. Why don't we accept credit or debit card payment for invoices?
  - a. *We have look into this, unfortunately because everyone's bill is different, we are unable to set up online payment.*

**Donna King #268**

1. Who is responsible for the electric line that was cut?
  - a. *The contractor or the homeowner who was having the work done.*
2. If we are doing away with the WI-FI in the community, why can't we just use Comcast at the rec center, clubhouse, and pool decks? Where will the money that was budgeted for that go?
  - a. *We will have to look into the range of the Comcast hotspots. Any budgeted money we don't use stays in the general fund.*
3. We have a problem with crab grass throughout the community, can anything be done to treat that?
  - a. *The HOA does not do any lawn treatments, that is the responsibility of the homeowner.*

**Patty Brockmeyer #457**

1. There is concern over the dog park. The fencing is not secure. People are not cleaning up after their own dogs. The park had a lot of fleas and ticks this summer. Also, there was a group of people using the dog park for partying. She has previous landscape experience and is willing to help us if needed. She has hosted a deck crawl and would like to continue getting to know the community.

**Leslie Ochs #75**

1. There is a long waiting list for the storage area and many spots empty, what are you doing to speed that along, and have we thought about raising the price?
  - a. *We are going through the list and moving people up this fall. Once someone pays for the spot, we can't force them to use it often. This coming year we will call everyone who has a spot and ask if they are not using it to return the spot. We do not allow subleasing of the spots. Starting this year, we will be billing the storage with your HOA dues.*

**Laura Vest #405**

1. She catches a lot of our stray cats. We caught over 30 cats throughout the community, most of them have since been adopted. If you see one with their ear snipped it means they've been fixed. There are two litters of kittens that were just born. We don't know where they are, if anyone spots them please contact Laura Vest. We would like to catch them before they start wondering around.

**Arlene Baldwin #299**

1. The pool company this year was harsh towards the residents. The lifeguards threaten us with police or kicked us out for the day.
  - a. *We were in touch with the pool company about your situation, and the lifeguard was reprimanded for their action.*
2. I went up to see if they were doing the cleaning and sanitizing at the times, they are supposed to be doing that and nothing was done.

- a. *A lot of times when they are doing the sweeping and sanitizing it at daybreak. We checked the camera at 1:30pm to make sure that it was being done, and it was.*

**David Bench #447**

1. How are the electric costs of the rec center, club house, and common areas effecting each homeowner?
  - a. *HOA pays for the whole electric cost. We set our rates accordingly, and the goal is the breakeven each year.*

**Don Hemmer #376**

1. How does the gate operation work? Sometimes when coming in with a trailer it will start to come down.
  - a. *It's a loop system on the ground. After your car passes the gate can start to come down but then it will catch what you are pulling and come back up.*

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[Next Meeting](#)

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November 14, 2020 at 9:00 AM, place to be determined.

Motion to adjourn was made at 11:00 a.m. and was passed unanimously.

Recorded by Xanthe Lewis