

ASSATEAGUE POINTE HOA MINUTES

March 20, 2021 | Meeting called to order by KEITH At 9:00AM

Board Members in Attendance

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

Member At Large: Joe Mosby, Recording Secretary: Xanthe Lewis

Property Manager's Report by Troy Purnell

Property Manager's Report: We are getting things started again, now that spring is here. As many of you know we have been unusually wet at Assateague Pointe. Jay and Antoine are back full time. Antoine was part time all winter, and Jay got back about two weeks ago. They are starting to clean things up and are making sure all the equipment is ready. We are anticipating have a full staff of five at peak season. As the weather starts warming up, we will bring them on as needed. We bought a new mower last year. This year we are not anticipating having to buy any new ones. We have a bid to discuss about the pond algae treatment from First Lake. The same company that did the pond treatment last year, and it worked well. It is about a \$26,000 project. We had a few down trees over the winter and had a lot of trees down last year. It took Ocean Pines Tree Removal a long time to get them all done. We ask all homeowners that are doing their own tree trimming; please cut all branches into small pieces before disposing of them in the dumpster. If the dumpsters are stacked up to high waste management will not remove them. The county has replaced the fence at the water building. It looks nice, and they did a great job.

Treasurer's Report by Troy Purnell

Financial through January 2021: In January we were over budget by \$11,548. This was due to all the boat storage being billed January 1. By doing so we are hopeful this will take care of getting those paid on time. Expense amenities we were under budget \$509. Expenses were under budget \$247. Maintenance is under budget \$11,633, due to much less money spent then we budgeted. We will start spending some of that on some repairs. There is some painting to due at the rec center. Utility expenses over budget \$3,245. This is due to trash removable being over. Overall, we are \$20,461 under budget. That is a good start to 2021.

Old Business

- A. Website: The website has been running very well. The calendar of events has not been updated for 2021 yet. We have chosen not to put the new event calendar yet because of the COVID regulations. We were trying to let things settle down and figure out where we were going. As soon as everything is finalized the calendar of events will be posted.
- B. Work Order Status:
 1. Drainage/Erosion control- We have approval to do about five projects, totaling \$50,000 worth of work. Two of the five projects have been completed. Rif raff over at the south corner by the pond has been completed. We are happy with the work that has been completed so far. We replaced the pipe over by lot# 015. There were some problems by the pond area. We had to bust through the wall and re-pour that. The last three should be completed by the middle of April. Once these big projects are done there are several other small areas we would like to start getting done.
 2. Road Cracks- When you come in the entrance gate there are two spots where the road has started to crack badly. We have one contractor coming next Wednesday to give us a bid for

infusion into the asphalt. We do not know if that will work for that area because of the alligator cracking. Also, another contractor will be coming to give us another bid for what to do in that area.

3. Cameras- It looks like the storm on Thursday night knocked out the power supply to the DDR. The gate attendant went on his round about 7p.m. and when he returned the cameras were out. Our contractor is out of town but will come to fix them as soon as he returns. Before the storm they were working great.
 4. Cinder Block Relabeling in Storage Yard- This is one of the first things on our grounds crews to do list. Also, they will be cleaning up along the ditch there to. I believe they will get started on that next week.
- C. White Horse Park Update: We have been in discussion with them. They have not gone to court yet. It seems that there has been a mass exit of year-round homeowners. The administration has been clamping down a lot harder on them. We will wait to see what happens when they go to court.
- D. Rec Center Painting: Once we move all the furniture out onto the pool deck, we will schedule them to come in. It will make it easier for them to do the work. We plan to complete that before opening.
- E. COVID-19 Response: Governor Hogan has loosened up some of the controls. This should allow us to start opening a lot more than we did last year.

New Business

- A. Sanitation: If we open the buildings, we are going to have to do a lot more sanitation than last year. We could possibly open the buildings on a limited bases, and that would limit our sanitation requirements. We have purchased a couple of foggers for those purposes. The hotel-motel-restaurant association has given us some guidance on how to open safely. The board in conjunction with the health department will make decisions on how to precede.
- B. Monarch Release: Unfortunately, this past year we have had several deaths within the community. Most recently Kim Van Tassel. We are proposing at the end of the season to have a monarch release to be held at McGee Park. It would be a memorial release, dedicating the butterflies to the people we have lost in the community.

Committee Reports

- A. ECC/Storage Yard: MaryAnn Bing- A welcome to all our new homeowners. I am going to start the inspections the last two weekends of April. If there are any letters, they will go out prior to Memorial Day. By then we hope the restrictions will have loosened for people to come down and start sprucing up their homes. The flowers are starting to bloom and look great. Hopefully, we are in for a great summer.
- B. WI-FI: Barry King- This will be the final WI-FI report. Next week, Thursday and Friday, the contractor will be in the finish removing the existing antennas. A lot of the delay for him was the weather that has been plaguing the area. He will be finishing up by the end of next week. We have received the money back from him. The clubhouse and rec center will stay up, and there will still be a hotspot there. That will be maintained on a regular basis.
- C. Pool: Barry King- I have been given recent updates from best aquatic. Spring is looking good for going into summer with the pools. The contact tracing book that we all had to fill out while entering is now gone. That will no longer be an issue. Things are looking good for returning mostly back to normal. All the tables and chairs will be back out. The occupancy will not be limited. Only the chase lounges will be affected. The state, health department, and CDC are requiring that the social distancing still occurs. Once the pools are set up, the remaining chase lounges will be strapped down. All the lifeguards they have hired are American. There will not be any JIs this year. The owner has readdressed the complaint we had last year about one of the certified pool operators. Now each supervisor will only be handling five pools

at a time. They will be on a rotation basis. The CPO will be the first lifeguard on duty, and they will be there until about 1:30 p.m. This will allow all the cleaning and testing to be done before most people even get to the pool. The second test will be done around 1p.m. before they leave, at which time a second lifeguard will take over. The splash pad pump has been replaced. The disinfecting of the bathrooms must be done twice daily. This would be done at 9a.m. and 1p.m. We will try to coordinate the cleaning of the clubhouse and the rec center with this schedule. All of this can be subject to change by the Governor.

- D. Beautification: Missi Clark- The clean-up day is tentatively scheduled for the first weekend in May. As we get closer to the scheduled date, we will finalize plans for clean-up day. We may have to adjust some of how we handle food. I will get together with the whole seller to talk about the flowers. In the event we must cancel our scheduled clean-up day, the grounds crew will take care of it. Check the events tab on our website for updates.
- E. Nature Conservancy Committee: Mike and Kay Whaley- The Hawke's, the butterfly garden creators, and maintainers, are on board with doing the Monarch release. We will come up with a plan for the end of the season and add that to the calendar. Thank you to Antoine and his crew for removing the tree at the butterfly garden, it has given the garden much better visibility. We have put up the purple martin houses. Hopefully, we have had some scouts look at them. All the blue bird house are cleaned out and ready to go.
- F. Entertainment: Vince & Lynn Luca- We are still waiting for volunteers for the Bingo chairperson. Mike and Kay will probably continue to help us with that, but we will not be relying on them to do this on a regular basis. If we do not get a chairperson for Bingo, we may have to cancel the event. Also, we need a children's movie nights chairperson. It is normally on a Thursday from 7p.m. to 9p.m., and we provide popcorn and drinks. The murder mystery night has been canceled due to staffing issues. Some of the actors moved away, and some are afraid to be in large groups at the present time. We do not believe they will be returning. The schedule and flyers are ready, just waiting for clearance before they are posted. We need a chairperson for the family pool party on August 7 as well. Unfortunately, we will have to cancel the Easter egg hunt that would have been next weekend. The Van Tassel's do our shrimp fest, but due to their recent loss, that maybe a last-minute change of whether they can do that.

Announcements

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

& JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!

THE ENTERTAINMENT COMMITTEE IS IN NEED OF A BINGO CHAIRPERSON, A CHILDREN'S MOVIE NIGHT CHAIRPERSON, AND A FAMILY POOL PARTY CHAIRPERSON! PLEASE CONTACT VINCE & LYNN LUCA IF YOU ARE INTERESTED!

WE WILL BE DOING A DRIVEWAY PAVING AND RESEALING DAY IN APRIL, IF YOU WOULD LIKE TO SIGN UP PLEASE CONTACT THE OFFICE!

Open Discussion

Q: Have we received notification that the PPP loan has been forgiven?

a) *The loan was forgiven in January 2021.*

Q: What is going on with the four way stop on Assateague road?

a) *We have looked at a couple of different stop sign options. There is ongoing discussion of what type of stop sign would be best there. The board will review the cost of different stops signs and decide.*

Q: The erosion control between Assateague Pointe and Frontier Town?

- a) *That has turned into a major issue. All the bids we have received are coming in over \$20,000. We are still trying to figure out the cheapest most effective way to get this done. It has been difficult to get answers from the new group currently running Frontier Town. We will have to go over on their side to do some work as well. It is a major excavation project and will most likely be pushed to next year.*

Q: Who is responsible for fixing the plastic covers over the water valve?

- a) *The Worcester County Water Department. The grounds crew will send a list to the county when they see any in need of repair. Each homeowner is a customer of Worcester County and you can reach out to them directly.*

Q: Do we know what will happen with the fourth of July?

- a) *A lot of the events will have to be determined as we move along based on the safety requirements. Hopefully, we will be able to do the fourth of July parade at least. As we get closer to each event, we will send email blasts communicating the specifics.*

Q: What to do if I am not receiving the email blasts?

- a) *We have done everything possible to weed out any errors. If you are not receiving the email blasts, please contact Xanthe in the office and leave your name and email address.*

Next Meeting

May 15, 2021 at 9:00 AM, place to be determined.

Motion to adjourn was made at 10:00 a.m. and was passed unanimously.

Recorded by Xanthe Lewis