

## Annual HOA Meeting July 8, 2006

The meeting was called to order by Joe McGee at 9:00am at the Worcester County Prep School in Berlin. Present at the meeting were Joe McGee-President, Vince Castelli-Vice President, Vince Miller-Member at large, and Bob Molle-Secretary, and Valerie Sharp-Recording secretary. There were 46 homeowners present at the meeting. Joe welcomed everyone and asked if everyone had signed in, and picked up their handouts?

**The Good News:** We are solvent; no litigation pending against the HOA; groundskeepers, courtesy personnel, and custodian on duty. We have placed new signs where needed. There was new concrete work done at the Rec. Center pool. Replacement of the old gate card system, and placed 2 new surveillance cameras at the entrance and exit gates. Joe let everyone know that about every 4 to 5 years we update the gate system. The new system we put in can do a lot more than any other system we have ever had. It records each homeowner that goes through the gate on the computer and we have video surveillance also. We also have a 10 minute delay system that will not allow anyone to hand a card back to another vehicle to get through the gate. We have had a lot of problems in the past with this. On the computer it shows us that the gate card holder is trying to let another person in the gate, IT WILL NOT OPEN, and we have cameras to record who is at the gate. We now have 2 floating docks at the end of the fishing pier. We also have floating docks at the front lake. **PLEASE REPLACE ALL LIFEJACKETS WHEN FINISHED USING.** Some projects being considered in the future will be new cameras in various locations throughout the community, a new gate mechanism at the exit and entry- they have not been updated in several years.

**Minutes of Last Years Meeting:** Bob Molle made a motion to approve last years minutes as written without reading aloud. Vince Castelli 2<sup>nd</sup> the motion and was approved by the board.

**Treasurers Report:** John Comegys, Accountant for HOA, reported that the financials to be in good shape. He reviewed the 2005-2006 financials.

**Property Managers Report:** Joe McGee reported that the pool repairs have been completed on both pools and they are both open. Neil and the groundskeepers are doing a fine job keeping the grounds in great condition. There is new carpet installed in the Rec. Center. All the floating docks are in place at the front pond and the fishing pier.

### **Committee Reports:**

**Activities:** Joe McGee read Elaine Davidson's Report. Elaine reported on all the activities to date and stated that all have been very successful and very well attended. She thanked ALL HOMEOWNERS WHO EXTENDED THEIR TIME AND ENERGYS FOR EACH EVENT. Each event to date was addressed and commented on favorably. If anyone has an idea for an event please let her know. She needs a chairperson for the New Years Eve Party.

**Maintenance and Beautification:** Chairman Carl Thompson reviewed several items that were completed and new requests to the board:

- 1.) Floating Docks are placed and new signs are in place
- 2.) Fishing Pier decking needs repairs. **Board consideration.**

- c. What is Affordable Business? -It was the company used for the new computer for the gate.
- d. Who is Newport Builders?-It was the company used for the roof over the mailboxes.
- e. **Entertainment-** Joe McGee said Thank You to all the past committee people who have made the events a success in Assateague Point. He was told that several of the events coordinators that have chaired for several years are stepping down. **The events that need chair people are; EASTER, JULY 4<sup>th</sup> PARADE, JULY 4th PICNIC, and the CHILDRENS CHRISTMAS PARTY.** Anyone interested and can help out please contact Elaine Davidson, Events Coordinator, or the front office. Joe said that the cost of the events this year were down from previous years, due to lower attendance.

C. **Treasurers Report-** Troy Purnell stated that we were under budget by \$2000.00 for grounds maintenance, \$2000.00 under for Entertainment, were ahead on the income equation by \$1,585.00, ahead on administration costs by \$58.00, and were ahead on maintenance costs by \$4,170.00. He said the overall would equal to .08% or a -\$369.42.

D. **New Business:** Vince Miller made a motion to double the Boat Storage Fee if not paid by March 15 of each year, and, if not paid by April 15, the homeowner would lose their slip. 2<sup>nd</sup> by Bob Molle and all were in favor. Joe McGee also stated that additional costs for removing items from the storage area would be absorbed by the individual homeowner. ex.(towing) All Board Members were in Favor.

- 1. **Furniture-**Joe McGee explained bids he received to replace the clubhouse sofas. The existing sofas will be placed in the Rec. Center. **The cost of the new sofas will be \$2,400.00 plus the cost of delivery and Scotch-guarding. The Board approved the purchase of the new furniture.**

1.-Sofa-\$2,400.00

2.-10 Umbrellas-\$2,000.00

3. 5 Round Tables-\$1,500.00

E. **Budget-** The proposed budget for 2007, prepared by the accounting department, was presented to the Board and the homeowners by Troy Purnell. Troy suggested a 3% increase in dues. Joe McGee suggested the Board conduct a line by line discussion to see if costs could be lowered. After this discussion a motion was entertained.

**Troy made a motion to adopt the budget as amended with a decrease from \$762,680.00 to \$755,780.00 as per discussion. Joe 2<sup>nd</sup> it and all were in favor.** Bob Molle stated that this means there will be an increase, just not as much as anticipated. Troy will be researching the discussed possibilities for further decreases in the budget, to further reduce dues.

F. **Special Projects**

- 1. **Bathroom floors-** Troy will get estimates for new flooring that will be commercial grade and slip resistant, to replace the existing floors in the Clubhouse and Rec. Center.
- 2. **Road Maintenance-**shoulders of roads have to be repaired.
- 3. **Gate Entrance Mechanism replacement-** Bob Molle will get bid.

G. **Insurance-** Troy will get an insurance representative to come to the next meeting in March to discuss the options of the Homeowners Insurance and its coverage

#### **H. Open Discussion:**

Mike Tebin-Lot#14-asked that on the general ledger, the accountant show a line item for the electric used for all the common areas separate from the total electric. **Troy said he would look into and see if it could be placed as a line item under the regular line item marked Electric.**

**Bill Landano-Lot#228**-asked if it would be feasible to have the gate personnel drive a golf cart for rounds in the community. Board stated rounds would take too long. Bill also questioned dumpsters. He wanted to know if they had doors on the end of the units, so people could easily access. The answer was yes, but everyone wants to fill the front of them and then you have trash on the ground. He also wanted to know if someone has a larger boat storage slip, can they pay a higher fee. The answer is NO.

**Elaine Galeone-Lot#447**-would like an announcement in the next newsletter to inform all homeowners of an electricity increase. Troy answered her question by saying that the electric company has different rates at certain times (peak times) and it doesn't necessarily mean an increase, it could be due to several factors. One of these factors would be a demand feature, so it won't be the same on the next bill. Joe said he did not think this could be done, but he will certainly look into.

**Carl Thompson-Lot#108**-when will the HOA truck be paid for. Joe answered that it will be paid for this year. Carl stated that we will have to look into getting another truck. Joe agreed.

NEXT MEETING- MARCH 17, 2007 at 9:00am in the Clubhouse.

Joe McGee thanked everyone for coming and adjourned the meeting.