

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION

Annual Meeting
Saturday, July 14, 2001
Worcester Preparatory School Gymnasium

Minutes

The Eleventh Annual Homeowners Association Meeting was called to order at approximately 9:00 a.m. By President Joe McGee. The annual meeting is usually held the third Saturday in July. One hundred and ten homeowners were represented in either person or by proxy. Owners signed in and proxies were registered at the door upon entry. Members of the Board present were Joe McGee (Lot #15), Dennis Kolumber (Lot #176), Troy Purnell (Property Manager), Vince Castelli (Lot #472), and Debbie Harp. Taking the minutes was Wendy Anspacher (Recording Secretary).

George Fauth (Lot #319) gave the invocation for the day.

Joe McGee, President, thanked everyone in attendance for taking pride in their community. He mentioned that the association is solvent and there is no litigation pending against the HOA. We have put in a parking lot at the new playground, sodded around the pond to complete Phase I rip-rap, concreted the clubhouse pool area, received new lounge chairs and tables, added drains to the clubhouse shower rooms, continued with installing more french drains, started to replace some of the pool equipment, and have a new bus service. We have a slate of candidates for the board of which Don Armentrout has decided to withdraw his name from the ballots. We also have a active and supportive property manager.

Handouts were distributed at the door; The Agenda, Copy of the 2000 Minutes, Candidates and Ballots, 2000 Financial Statements.

Ray Howard (Lot #243) made a motion to accept the minutes and George Fauth (Lot #319) second the motion.

Troy Purnell gave the treasurers report stating again that we are solvent. He also noted that copies of the monthly financial reports can be gotten from Wendy in the Sales Office. Last year was a big year for Special Projects doing all the work Joe mentioned earlier. The reserves are funded every year as noted on the last page of your financial statement. We are right on budget for this year and for next year have some projects we are planning which is already scheduled in the reserve fund. This is listed on the Detailed Expense Chart in your financial statement. Troy also stated that in regards to taken away the free 300 kilowatt hours of electric, we have had a surplus to handle all the ups and downs of cash flow. We had to look at the budget into the future. We could have taken ½ the electric away, but that wouldn't have been enough to do all the projects needed as well as help with the cash flow. In the past we have had only one increase in dues, and that was for a specific reason. We don't anticipate any increase in expenses, otherwise we are in great shape.

Troy continued with the Property Managers report. In regards to the skirting, if you have put down the landscape ties and the lawn crew still damages your skirting, we will replace it. If you have not put down any landscaping ties, then we will not replace any skirting if it is damaged. Troy also asked the homeowners to help with the dumpsters. If you see someone dumping their trash on the ground in front of the

dumpsters and the dumpster is not full (especially in the back) please say something to them nicely. Troy continued stating there is a resident goose season in September, and this might help curtail our goose problem. Mr. Boritz (Lot #514) stated that some golf courses are having DNR tagging the geese and removing them. He also stated there is a black truck that comes in daily to the big pond and feeds the geese. Troy noted we need to find out his license tag number, so we can find out who it is. Troy also noted that we have tried goose repellent, rebar, and numerous other things in the past to get rid of the geese and nothing has worked. Mrs. Hanson (Lot #236) asked whether we could post signs at the ponds "No Feeding Ducks or Geese". Troy stated that might not be a bad idea. Vince Castelli (Lot #472) noted he had sent a copy of a newspaper article to the board regarding the geese problem at Dover Air Force Base and they used dogs to chase the geese away. Mrs. Davis (Lot #12) asked whether there was a form of birth control for the geese. Mr. Miller (Lot #419) said that if you shake the eggs the geese will slowly disappear. He also said you can have little explosives go off every ½ hour. Troy said he didn't want to disturb the owners with explosives every ½ hour.

Joe moved on and stated Vince Miller (Lot #374) had invited Barry Brittingham of the Worcester County Sheriffs Department. Joe introduced Officer Brittingham. Officer Brittingham thanked Vince Miller and the Association for letting him speak today. He stated he is a First Class Deputy sheriff. The phone number for the Sheriffs Department is 410-631-1111. The Sheriffs Department works very closely with MD State Police and their phone number is 410-641-3101. Officer Brittingham would like you to give them a call at anytime. He stated by you the homeowner being the eyes and ears of the community, it will make it better for everyone to enjoy. He would like if owners would write down license tag numbers, and get descriptions of people they see doing suspicious activity. He also asked that owners work with the association and board members as well as with kids in keeping the kids off the streets. He said if you see someone doing something suspicious that is not permitted in the community, to kindly let them know and that it will not be tolerated in your community. Officer Brittingham also noted they have new bicycle officers patrolling the area as well as in our community. Again, he said for homeowners to feel free to stop the officers and voice any concerns with them. Communication is the key. Communicate with them as well as with your neighbors and we can make Assateague Pointe an even better place than it already is. George Fauth (Lot #319) asked what Worcester County's position is on motorized scooters. Officer Brittingham said to try and get the name and lot number or street address and they will contact the parents. Mr. Brewer (Lot #200) asked whether lights are required on golf carts. Officer Brittingham stated that on public roads they are not allowed without lights, but Assateague Pointe is a private community, it is up to the Association. Ms. Magdon (Lot #383) asked what the age restriction is for driving a golf cart. Officer Brittingham stated to contact the Department and they will talk to the parents. Joe McGee stated the community has a restriction that no one under the age of 16 (must be licensed) is allowed to drive a golf cart. He also stated that lot numbers are to be posted on all golf carts. Joe Maddoni (Lot #447) said he would like the board to make registration and lot numbers mandatory. Joe McGee said the Board will be coming up with fines for different things in the community, like lot

numbers on golf carts, boats in yards, etc. Joe also mentioned all owners are responsible for their renters and guests as well as the actions of those guests. Joe then thanked the Sheriff for coming.

Mr. Smith (Lot #145) said he saw a man putting chemicals in the pond for the algae on time and hasn't seen him back since and the ponds do look bad. Troy stated he has put chemicals in the pond four times this summer.

Joe moved on to the Committee Reports stating Mothers Day and Fathers Day Breakfast had to be canceled because no one volunteered to chair the events. He noted other people have stepped up for some of the events, but we are still in need of someone to chair the Children's Christmas Party and the New Years Eve party. Any volunteers? Joe thanked everyone who has stepped up and made the events successful.

Carl Thompson (Lot #108) gave the maintenance report stating if you see anything in need of repair to see the board members and he and Ray Howard will take care of it. Some things they have done this year was to replace all the batteries in the smoke detectors, painted the posts on the piers, and replaced the screens with screen panels in the clubhouse.

Since Floss Mackin was unable to attend, Carl Thompson continued with the Beautification Report, thanking Troy and the crew for all the mulching. He also noted that the trees that did not survive would be replaced. They are also planning on planting more trees and bulbs and winter pansies.

Troy gave the ECC report stating improvements were being done without approvals. One of the biggest thing is trees being planted without approvals. They are not being bordered and are being placed where the lawn mowers can not have access to mow. The lawn crew is having to weed wack whole yards, because they don't have any access to get into the properties. Any outside improvements need to have a ECC approval before doing the work. Ex. If you want to restrain your deck, and change the colors, you need approval. Joe McGee stated that we have a right to tell you the homeowner to mow your own lawns if we see the need. Troy stated if you have any specific problems or needs to see Wendy in the Sales Office and she will contact the board for them to address the problem. Mr. Widerman (Lot #394) stated he has been here for eight years and this year the mowers have cracked his green water cover to the point that if kids run across his yard they could fall and get hurt. The lawn crew has also cut up his water hose that he accidentally left out. He has also witnessed the crew drag racing with the mowers on the streets and lawns. Joe again stated you need to let Wendy know of your problems, so they can get addressed. Mr. Reed (Lot #201) witnessed a lawn mower blade that had not been attached properly, sailing across a yard. Troy stated he was aware of that incident and it was corrected. He also asked for clarification on patio covers. Troy said that they need to be retractable and need a ECC approval before installation. Mr. Ruff (Lot #237) has had a water problem behind his house for years and nothing was been done. Also stone was stopped right at his house during the Phase I ponds. Troy stated that he will look at it and will access what needs to be done.

Darlene Hale (Lot #17) gave the boat storage report. Fourteen slips are currently not being used. Six slips need stickers and four boats are not paid. One boat

needs to be discussed by the board (looks like junk). Also, the fence behind slip 80 and 81 needs to be repaired. The Cement trucks have been washing out at slip 67 and leaving their excess concrete. This also needs to be addressed by the board. Joe McGee said the board is considering putting two water hoses in the storage area near the warehouse end for boat cleaning and flushing out.

Joe McGee moved to the New Business stating if you have a water problem on your property to let Wendy in the Sales Office know and she will see the board looks at it. There is still abuse of the remotes and gate cards. Please remember all visitors regardless if they have a gate card or not, must register in before entering the community! Boats are also being left in yards and on streets. If your neighbor is doing it, please kindly tell them they are not to leave their boat on their property for more than 48 hours. We have to make sure that emergency vehicles can pass through the streets at all times. There is also a safety issue in regards to children, etc. Gate attendants are marking down boats in yards, and extra cars on the streets. This is one of the areas that the fines will be sent out and another reason why. Renters are not to be bringing boats into the community. If a renter does bring his boat, please see Wendy in the Sales Office and she will let them know where they can park it. Darlene Hale (Lot #17) suggested we charge \$5 a day for renters who bring in boats and were unaware of the regulation. George Fauth (Lot #319) stated it might be helpful to put the renters in the newsletter. Mr. Schammel (Lot #119) would like to have two speed bumps on South Longboat Way (he is the house that got hit by the delivery truck). Mr. Schammel would also like delivery trucks to be allowed in during delivery times only, no later. Joe McGee noted the board will consider this at the next meeting. Mr. Rogers (Lot #162) wanted to know why the lifeguard expenses in the financial report were so high at \$34,000. Troy stated that we have a contract with the pool company and also that also includes the chemicals and cleaning, etc. Joe McGee stated the lifeguards received T-shirts yesterday and will now be identifiable. Sandy McGee (Lot #15) was very upset at the pool company and the lifeguards. She said the pools were not being cleaned, they have bugs in them, the lifeguards are not paying attention and are sleeping in the screen room on the picnic tables, etc. She asked if we the homeowners have the right to tell the lifeguards what to do. Joe stated that yes, you as a homeowner can tell the lifeguard to wake-up and clean the bugs, etc. Mr. Cauffman (Lot #235) stated the lifeguards are setting at tables under the eaves and not in the lifeguard chairs. Joe noted that Wendy had talked to the guard yesterday and asked him to move away from the showers. Joe also mentioned we do bid out the pool contracts every year and there is very few companies that will supply lifeguards and chemicals. There is a problem with getting good help. Mr. Brewer (Lot #200) stated we have lifeguard chairs, why not use them and have the lifeguards sitting where they can be seen. Troy stated he told them they didn't have to sit in the lifeguard chair. Joe stated the board will discuss it after the meeting.

Joe continued with the new business. We will be considering for this next year; paving of Assateague Way, Clubhouse and Rec. Center parking lots; new carpet in the Rec. Center; continuation of pool equipment replacement; discussion of water stations in Boat Storage Area.

Wendy Anspacher explained the new bus service from Worcester County Ride. The bus picks you up at the Sales Office parking lot and takes you to the new "Park-n-Ride at the foot of the Rt. 50 bridge. You then get a transfer ticket to get on the Ocean City bus and go into Ocean City. Cost is \$1 and 50 cents for Senior Citizens.

Joe McGee opened the floor for open discussion. Carl Thompson (Lot #108) voiced a concern regarding dogs being left in courtyards and barking continually. Do the gate attendants have the right to say anything? Troy answered that if there is a problem, to call the gate attendants or Wendy and we will try to contact the owner. Tony Russo (Lot #484) wanted to know what we can do about the equipment in the Rec. Center always being destroyed. Joe stated if there is a problem to contact Wendy and she will have the company come out and repair it. Rose Magdon (Lot #383) wondered why the tables were taken out of the Rec. Center. Joe answered the tables were taken out due to them being stacked on top of one another and kids standing on them. He also noted we will put another table in there and see how it goes. But it is the responsibility of the parents for the actions of their children. There is only five board members and a lot more homeowners, take the time to say something if you see any wrong doing. Ms. Patricelli (Lot #321) wanted to know the status of the erosion control plans. Troy stated Phase II is the next hot to be taken care of. Sally Williford (Lot #351) congratulated the Board on a job well done. Applause! Doug Stewart (Lot #197) thanked Wendy personally for all the help she has given him.

Ray Howard (Lot #243) made a motion to adjourn the meeting. Dennis Kolumber (Lot #176) second the motion. Joe thanked everyone for coming and the meeting was adjourned at approximately 12:15 p.m.

After the meeting the votes were counted for the New Homeowners Board Members. The results were Troy Purnell and Vince Miller for a two year term and Vince Castelli for a one year term. Also the majority of the votes were in favor of caring over the moneys according to the IRS Regulations.

The new board members met briefly and voted to put the cable and TV back in the Rec. Center. Four were in favor and one sustained.

The next board meeting will be Saturday, August 4th 9:00 a.m. In the Clubhouse.