

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION

Annual Meeting
Saturday, July 15, 2000
Worcester Preparatory School Gymnasium

Minutes

The Tenth Annual Homeowner's Association Meeting was called to order at approximately 9am by President, Joe McGee. The annual meeting is held the third Saturday in July. One hundred and four homeowners were represented either in 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), Floss Mackin, (Lot #395), Debbie Harp (Lot #419), Dennis Kolumber (Lot #176), and Troy Purnell (Property Manager). 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 property and the community. He mentioned that the association is solvent and there is no litigation pending against the HOA. We have bought more umbrellas, completed the addition to the playground across from the clubhouse, rebuilt the playground by the main entrance, built rip-rap around the pond in Phase I for erosion control, reseeding to be done in the fall, replaced the carpet and added a dance floor in the clubhouse, installed shower doors and air conditioning in the Rec. Center, and gotten bus service to Ocean City. We have a good slate of candidates for the Board and a active and supportive property manager.

Handouts that were distributed at the door were the Agenda, copy of the 1999 Minutes, Candidates and Ballots and Rules of the community.

Floss Mackin made a motion and Dennis Kolumber second to approve the minutes of last years meeting without reading them aloud.

Troy Purnell gave the treasurers report stating again we are solvent and actually ten thousand dollars under budget of the allocated amount for the year. We have two seriously delinquent accounts which have been turned over to the lawyers. Our total equity is \$131,702.29. Mr. Brunno of Lot #274 requested that all homeowners get mailed the copies of the treasurers report. Troy noted that copies of the budget will be available at the sales office.

Troy continued with the Property Managers report stating that we are doing the best we can and that the skirting is a problem. He also stated the Board of Directors for next year will consider a mandatory regulation for each homeowner to have landscape ties around the home so that we will not incur all the skirting costs of replacing it. He also stated that the grounds crew is responsible for spraying the driveways for weeds but asked for assistance from each of the homeowners to help.

Troy also asked the homeowners to take a look at their ballots at the IRS regulations, saying that the IRS regulates us every year and we need to vote what to do with the excess funds. Noting that years in the past, we have always voted to carry over the funds.

Joe continued with the "Old Business" noting that the board will look into the standing water behind lots #108 and #307. He also stated that some homeowners are abusing the remotes and gate cards, letting visitors and guests go in without registering in. He also asked that the homeowners with golf carts, should have lights or reflectors on them if driving them at night. There have been a couple of close calls, so this is needed for safety reasons. He also mentioned again that no one under the age of 16 are allowed to be driving a golf cart and that lot numbers are mandatory to be posted on each golf cart as well as bikes. Noting that each homeowner needs to take responsibility in enforcing the rules of the community.

George Fauth of lot #319 suggested the Board sent letters out to each of the violators.

Mrs. Caffrey in lot #386 would like mandatory regulation that golf carts be secured when not in use. She was one of the homeowners with damage from the golf cart incident.

Vince Miller of lot #374 noted he questioned a man on a golf cart that had a child driving and the homeowner said he had a license so it was okay to let the child drive while he sat in the passengers seat.

Joe said the Board of next year will have to decide what action to take, and also discuss this with our attorneys, what action we are allowed to take.

Mrs. Gladfelter of lot #82 would like to have our attorneys present at all meetings.

Troy stated that calling the police is the best way to keep everybody free of liabilities.

Mr. Dempsey of lot #267 noted that the police department cannot enforce deed restrictions.

Joe stated that safety issues need to be addressed. Homeowners need to get involved and also call police.

Mr. Berman in lot #396 asked that the board review the difference between "security" and "courtesy personnel". Joe stated that our community have "courtesy personnel" - they do not have any real authority for arrests, etc. They are there to only assist you.

Mrs. Brown in lot #57 asked about the golf cart incident. Joe stated that it is still under investigation with the State Police.

Jayne Norcross of lot #497 noted that even during the winter months the gate attendants still make their rounds.

Mrs. Pyle of lot #50 noted that we have a gated community that only limits access of people. She also said that our society is very angered and asked that homeowners say something yourselves, and if you're not comfortable with that, call the police.

Rosemary Patricelli of lot #321 asked that homeowners get a balance sheet on problems that are happening in the community.

Mr. Brown in lot #390 noted that cars are being left everywhere on the properties, including boats. He would like something done to get the cars off the streets.

Joe continued apologizing for closing down the Rec. Center pool for the repainting, noting it was to the best interest of the community.

He moved on to the Committees Report starting with himself as Activities Coordinator, noting that a homeowner stepped up and took over the 4th of July parade. He would like to see more homeowners help, saying it's a great way for you to meet new neighbors and make more friends. He also said that we will be having the boat cruise again this year.

Floss Mackin continued with the Beautification Committee, thanking the volunteers this year including, Carl Thompson, Carol Hanson, and Terri Neilson. They planted iris in various locations this past fall. Wildflowers were sowed on the berm in the spring. Flowers were planted at the gatehouse, clubhouse, and rec. center. Also they had 33 trees of different species planted throughout. The lawn crew dug out around the lights on the right hand side of the entrance and put white stone around. She also sent out a special thank you to Carl Thompson for all the extra work he has done throughout the community.

Troy moved to the ECC committee stating to homeowners that they must get approval for anything that is done outside of their home. Example being, all plants must have a border and can not be placed sporadically. The lawn crew must be able to mow with ease around plants. You also need the ECC approvals before you do the work.

Ed Mackin of Lot #395 reminded everyone that your property line does not go out to the street. The county does have a right of way.

Troy then passed around photos he took of the dumpsters. He noted that every morning the lawn crew picks up bags of trash and places them in the dumpster due to the homeowners leaving them on the

ground. He asked that everyone please put their trash in the dumpster and if the front is full, walk a couple of extra steps to put it in the back.

Bill Smith of lot #145 asked that the dumpsters be moved and turned a different way, in which Troy replied they just did that a couple of days ago. Mr. Smith also asked about improvements done to the outside of your home whether permits are needed. Troy noted that any structural renewal or alteration would need a county permit.

Troy continued noting that boats are allowed to be left on the property for no longer than 24 hours. There is a boat storage area provided, please use it.

Mr. Florio in lot #182 asked if there was a washing area? Troy stated that boat owners can flush out their boats at their homes and return them promptly to the storage area.

Mr. Brunno in lot #274 raised the question that when he bought the property he was under the impression that there would be boat slips available, where are they? Troy noted as several times before at meetings, that the request was denied and we were not allowed a marina with boat slips. Troy also stated that if boats are left at homes for extended periods, they will get letters and the Board will decide what further action will be taken.

Darlene Hale representing the boat storage committee stated the committee would be meeting that afternoon in the clubhouse and they would be going through the storage area checking for current stickers, etc. And would notify the board to proceed from there.

Rosemary Patricelli of lot #321 said she would like if the homeowners were notified of any boat vandalism - she was one of the owners last year who's motor was stolen. Troy answered and suggested you secure your boat the best way you can. Rosemary continued stating she still wants more communication with homeowners.

Floss Mackin moved to the nominating committee noting that there are three positions available this year, Joe McGee, Dennis Kolumber, and herself. She asked each of the candidates of which included Dennis Kolumber, Joe McGee, Vince Castelli, and Vince Miller to stand up and give a brief bio of themselves. Floss asked again that everyone pick three from the list of candidates.

Joe stood up and asked Floss to remain standing and presented her with a "Certificate of Appreciation" plaque to commemorate her five years of service on the Board of Directors, as well as, as gift certificate to Captain's Galley Rest. Applause was heard by all as Floss thanked everyone.

Joe continued with the "New Business" stating some items for consideration for this year's Board is; a new truck for lawn maintenance and courtesy personnel; showers doors in the clubhouse; and paving of Assateague Way, Clubhouse and Rec. Center parking lots. He also made mention of the Worcester County Bus Service that is now available to Ocean City.

Joe then opened up the floor for open discussion. Floss Mackin made a motion and Troy second that we send a letter to Atlantic Pool a "thank you" for the lifeguards this year. They are doing a great job this year and we are very pleased.

Dolly Smith of lot #426 stated she would like the washers and dryers in the laundry to be looked at - they are showing some wear. The Board will take a look.

Mr. Dempsey of lot #267 would like a parking lot put at the new playground near the entrance, to keep cars off the street. Also, he thanked the lawn crew for doing a great job.

Mr. McKeegan of lot #8 asked whether anyone else seen a increase in flood insurance and if we found anyone who had a lower rate. It was noted that the east coast was noticing the increase due to the recent hurricanes in the south.

Mr. Ragen of lot #471 asked the Board if they considered leasing a vehicle for the lawn crew instead of buying a new one.

Jane Brown of lot #57 said her Uncle lives on lot #237 and wondered why we stopped with the rocks on the first pond. Troy answered that her uncle is right on the border of the first and second pond and that we did not do the second pond, but he would look at it. She also stated that she thought the pools were opened till 8pm. Joe had a copy of the pool contract and told her the hours are till 6pm Monday thru Thursday and till 8pm on Friday, Saturday, Sunday and Holidays.

Barbara Bell in lot #135 said last year we had excessive heat and a lot of times the guards stayed longer on their own time.

Mr. Florio of lot #182 would like a rule so balls are not allowed to be thrown across the pools from side to side. He thinks it's a safety issue as well as a lawsuit waiting to happen.

Mrs. Brown in lot #57 said that the lifeguards have really been keeping any problems under control, and are more attentive.

Mr. Brunno of lot #274 had several items of discussion including: How many trucks do we own - which is one; also, when we have work done in the community, do we get bids? Joe answered that we get a minimum of three bids for all projects. Mr. Brunno continued asking why board members who work the gate as attendants get paid; Troy informed him that any homeowner who wants to help out by working the gate, will get paid.

Mr. Tucker of lot #515 wanted to thank the board for all the things that are being done. He also asked about Resort Homes no longer doing service work. Troy answered stating that Resort Homes will assist in getting plumbers, etc. But would no longer be available for doing service work.

Mr. Smith of lot #519 asked why the skirting work was not being done. Troy noted that the lawn crew waits till they have a list of 20 or so and then take a day and do nothing but skirting. This also depends on the weather conditions as well.

Joe mentioned that the Board is considering making a mandatory regulation that every home have some form of landscaping ties around the homes.

Jayne Norcross of lot #497 mentioned that the lifeguards stay later some nights and give swim lessons to the children.

Mr. McMahon of lot #457 asked where we were on the propane centralization. Joe noted that it will not be done, it is cost prohibited by the gas company.

Mrs. Hartman of lot #87 asked if a security camera could be put by the pier, so we could catch the person or persons who are stealing the crab and minnow traps.

Joe replied that it is posted not to leave your traps unattended.

Rosemary Patricelli of lot #321 asked how foreclosures are handled. Troy answered that the HOA does what they can to get their money back. She also asked why the homeowners aren't informed about the foreclosures. Troy stated that they are posted on the house as well as in the newspapers.

Mr. Goldsmith of lot #287 asked the board what is the procedure now that all the ECC letters have been sent out. Will they be taken care of by the committee is the work is not done? Joe replied that the board is not here to clean the properties of homeowners. There is a process we have to go through to proceed with action.

Sandy McGee of lot #15 would like volunteers to do the Easter Egg Hunt next year. Her son is getting married that day and she is unable to do it.

Joe thanked everyone for coming and reminded them to mark their ballots and drop them off on their way out. The meeting was adjourned at approximately 11:15am.

After the meeting votes were counted for the new Homeowners Board Members. The results were; Joe McGee and Dennis Kolumber for a two year term and Vince Castelli for a one year term. Also, the majority of the votes were in favor of Carrying Over the moneys according to the IRS Regulations.