

July 16, 2005 Annual Meeting

1. **Call to Order, Welcome, and Introductions & Invocation:** Joe McGee welcomed everyone to the meeting and asked if everyone had signed in, picked up the handouts and introduced the current Board members. Joe McGee-President, Vince Castelli-Vice President, Troy Purnell-Treasurer, Vince Miller-Member at large, and Elaine Davidson-Secretary.

2. Joe addressed everyone and thanked them for making Assateague Pointe the place to be in O.C. We are solvent; we have no litigation pending against the HOA; All of our groundskeepers, courtesy personnel and a new custodian are on duty. I want to thank the new custodian this year for a fine job. I've noticed positive changes over the last 6 weeks and I'm sure you homeowners have noticed the difference in our buildings this year.

3. Minutes from last year's Annual Meeting; Troy made a motion to approve the minutes without reading them. Vince Castelli 2nd the motion. All were in favor.

4. **Treasurer's Report;** Troy reported this report is thru June 30, 2005. Last year everyone was assessed a special assessment and that was put into a fund which is in the bank right now. The amount was 100,000.00. We will use that money as we go thru the 3rd quarter, which is our biggest quarter as far as expenses go. We have everyone and everything in full tilt. We have the groundskeepers, pool expenses, our tax bills, and the most expensive is our electric. The Association pays for the electricity monthly but the homeowners are billed quarterly. We build up our revenue at the end of the quarter. By doing this we build up for the next quarter. Our administrative cost's were under budget by \$7,150.00. Our insurance went down for the first time in 15 years. Out of the reserve account we had a new roof put on the clubhouse. We are looking good right now. Karen Lot#172- asked about the electric meter findings. Mrs. King thought we could save money by having Choptank read our meters instead of the HOA. After extensive research by her findings were this. Choptank would have to have their own electric lines put in at a very expensive price tag for the community.

5. **Property Manager's Report;** Troy reminded homeowners to review the ballot including what to do if there was an excess revenue. You have 3 choices. He addressed the erosion problem by telling people that after 15 years the development needs some extra care. If you have any concerns or problems, go to the office and fill out a form so we can address it and try and remedy it. We tried for 14 years for new mailboxes, to no avail because of the enormous cost. Valerie has not only got the mailboxes, but it did not cost the homeowners anything. What we need to do is get bids for a roof to be erected over them. Onto Neil and the grounds crew, they have again done a fantastic job of making this community look great. If anyone needs anything from them, please don't

confront them when their working, just go to the office and we'll take it from there. Thank you for your cooperation on this matter. This also holds true for the POOL personnel. If there is anyone interested in being a lifeguard next year, let us know. We can pay for the classes, certification and first aid courses to become a lifeguard. We have had problems with that this year, do to confrontations from homeowners. The pool company had 12 quit to date this year. It might be a good idea to have a homeowner as our lifeguard. Please let Valerie know if you are interested.

6. COMMITTEE REPORTS:

A. Events in Assateague Pointe for the year: Flea Market, Easter, Golf Tournament, Work Day, Bull Roast, July 4th Parade and Picnic, Movie Nights, Shrimp Feast, Mystery Theater, Pig Roast/Luau, Workers party, Youth Campfire, Children's Christmas Party, New Years Party. We have a lot of activities and we encourage volunteering or try your hand at chairman of a committee.

B. Beautification Committee: Carl Thompson-Lot#108-chirperson. We had the pier black topped for a handicapped accessibility pier. We have 4 new paddleboats, 2 are 2 seaters and 2 that are 4 seaters. Carl wanted everyone to please HANG UP THE LIFE JACKETS. We have a new skate board grinder bar at the basketball court. At the BBQ pit we had the brick work redone. We have new umbrellas at the pools. There are 33 new parking bumpers at the Clubhouse and Recreation Center. Joe McGee thanked all the volunteers that did all this work and saved the Association a lot of money.

C. ECC Committee-Bill Lefevre-Lot#20. Bill reported that 59 letters were sent out for violations; only 15 homeowners have not responded or corrected the violations. These homeowners will be contacted again and they will have 15 days to correct/fix the violations stated. If the problem is not corrected after the 2nd letter we will apply a fine, which the homeowner can appeal to the board. We will also address any other violations in the community. Our guidelines are from the Blue Deed Book. Complaint forms are available in the front office, If any homeowner should see a violation that should be looked into please fill out a complaint form. All complaints will be addressed. Bill addressed the seriousness of children driving golf carts. GOLF CART DRIVERS ARE REQUIRED TO HAVE A VALID DRIVERS LICENSE.

D. Budget Review Committee-Mike Tebin-Lot#14. We get the general ledger each month and go over each line item. Any questions we have we address to the Board and they have answered all of our questions. Any homeowner that has questions please ask one of our committee members. They are Joyce Hudson, Andy Lapinski, Elaine Galeone.

Questions-Ed Brunno-Lot#274. Did the grass cutting crew get 2 bonuses last year? Joe McGee answered yes they received one in the spring and one in the fall. The board felt that they come in April and work very hard for 6 weeks to get the park back in shape after a long winter. Neil pushes his crew very hard to achieve the results we have here in Assateague Pointe.

E. By-Laws Committee-Al Taylor-Lot#41. He told us of the revisions to the blue deed book that his committee has worked on. These have been approved by the board and our attorney, Ray Coates. They will be sent out to each homeowner and they need them returned as soon as possible. It takes a 75% majority vote. SO PLEASE READ THRU EACH LINE ITEM and send back. **Thank** you for your cooperation and if there are any

questions you may contact Joyce Hudson, Cathy Ortel, Linda Thompson or Bob Coughlin.

F. Boat Storage Committee-John & Darlene Hale-Lot#17. Joe McGee read her report to the homeowners. There were 25 people who have not picked up their stickers, 3 have no boat registrations, 6 have no license plates, and 2 have expired vehicle registrations. This is a boat storage area not a JUNK YARD. The Hales will be talking to the Board about a future solution to these violations.

G. Old Business: Joe McGee spoke about the issues on dogs on leashes, kids driving golf carts. These are recurring every year. The ECC is looking into these matters and there could be a fine imposed on the homeowner. We are all homeowners here, when you witness a violation or destruction of property, please let person know. This affects ALL homeowners because we have to pay to have it repaired. Onto the ECC fine system, 98% of our homeowners abide by the guidelines. The ECC committee has done a lot of work, not only with the inspections but with the violation letters that have been sent out. The majority of homeowners have rectified the violations and no further action will be taken. All others could be subject to a fine. Troy added that the ESG Company would like a response to the survey. The last survey had a dismal response. Additional surveys are available at the office.

H. New Business: We have 4 new paddleboats in the front lake as you probably noticed, we also had the old ones repaired and painted. How we do this is we take 3 people from the floor to count the ballots. Proxies to be handed out. Nominations taken from the floor. Cathy Ortel nominated Al Taylor- He Accepted. Ed Brunno nominated Elaine Davidson- she did not accept so he nominated Elaine Galeone who also declined at this time. Joe said you can vote for 3 only. The candidates are Troy Purnell, Vince Miller, Bob Molle, Cathy Ortel, Al Taylor and Ed Brunno. All the candidates were introduced and each spoke of their qualifications and asked for their vote.

Question-Ed Brunno made a motion that no Board member holds more than 1 position at Assateague Pointe. The main question asked was if someone had been on a committee they could not have another position? Ed answered yes. It was voted on by a show of hands 2 people were in favor and the rest of the homeowners were NOT in favor and the motion was opposed unanimously. Ed Brunno made another motion to have 7 board members instead of 5. Ray Coates, attorney for APHOA, said that wasn't possible without at least 75% majority of all homeowners. The reason is it is an amendment of the Articles of Incorporation, as stated in the blue deed book.

Question: Can the newsletter be sent out early than the last one? Joe said he was glad that was brought up because everyone needs to know that they were taken to the Post Office at least 1 week prior and it wasn't until Valerie went and inquired about what had happened that everyone got their newsletter the next day. Apparently they must have been stuck somewhere in the Post Office.

Joe McGee brought up the concern of thefts in the community on the off season. One of his suggestions was maybe having a camera mounted by the front gate to monitor the gate system. We will ask the company that is giving us bids to redo the gate system if this can be incorporated into the new gate system. Joe also brought up the year round residency question again. The septic system originally designed for this type of

community was set up to handle full time use during peak summer months NOT the off season.

Question: Andy Lapinski-Lot#408- Wants to know if the board has decided to replace and fix his drive way? Joe replied that the board looked into the matter they found that the original drive way was extended to the left over the drainage system. This was done by a previous owner without permission. The board agreed to dig up the concrete and fix the drainage system joint, but will not replace the concrete. It would cost the homeowners a lot of money and it's not the community's responsibility.

Joe brought up the concern of the bacteria in the ponds. He stated that is why the signs are up that say NO SWIMMING. This problem is due to the geese swimming and doing their business.

Joe thanked all the committees again for their diligent work and making Assateague Pointe the place to be in OC. He called the people up to count the ballots. Results are as is: Troy Purnell—169 votes, Vince Miller-164 votes, Robert Molle-152 votes, Ed Brunno-13 votes, Al Taylor- 12 votes. Thank You for coming.