

ASSATEAGUE POINTE HOMEOWNER'S ASSOCIATION

Annual Meeting
Saturday, July 17, 1999
Worcester Country School Gymnasium

MINUTES

The Ninth Annual Homeowner's Association meeting was called to order at approximately 9:00 a.m. by President George Fauth. The annual meeting is held the third Saturday of July. One hundred and six 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 George Fauth (Lot #319), Floss Mackin (Lot # 395), Troy Purnell (Property Manager), Joe McGee (Lot #15), John Slayback (Lot #380) was unable to attend. Taking minutes was Wendy Anspacher (Recording Secretary). President George Fauth gave the minutes for the day.

George thanked everyone in attendance for taking pride in the community and in their own properties. He went through the "Good News" stating that we are solvent and there is no litigation pending against the HOA. The Boat Storage area has been expanded; our groundskeepers, courtesy personnel and custodian are all on duty; The gate cards have been changed; with remote control openers on sale; Neighborhood Watch continues; We have hired another company to manage the pools; we plan to open and close both pools at the same time next year instead of staggering the openings as in the past; we have bought more tables, lounges, and umbrellas; built more picnic tables; and installed adjustable lighting, new countertops and upgraded sound system in the clubhouse; Beautification, Maintenance and Activities committees are all active; we have a good mix of activities/entertainment which continues; Monthly meetings and open board meetings are continuing; we are still trying various erosion, water-quality and water-fowl control measures; we are in the process of ordering more playground equipment; we have gotten new pedal boats; we have a good slate of candidates for the Board; we have a active and supportive Property Manager. George continued stating we are truly blessed!

Handouts that were distributed at the door were the Agenda, Copy of the 1998 Minutes, Budget Package, Candidates and Ballots and Rules of the Community.

Ray Howard of Lot #243 made a motion, and John Taylor of Lot #325 second the motion that we approve the 1998 minutes without reading them aloud.

Floss Mackin continued by giving the Treasurer's Report in which we are \$856 in the hole. Floss noted this is not a concern as we have the rest of the year to make that up. Overall we are very solvent. She then explained the resolution in which we were to vote on at the bottom of the ballots. The IRS has told us that any excess in revenue be allocated by a community vote. We have three choices; A, Carry over the funds, B, Apply the excess to the reserve fund, or C, Refund the money. The Board suggested A, Carryover the funds as we have done in the past. We would like to build up our reserve fund to \$50,000. Two (2) years ago we projected a twenty (20) year plan and would like to set this money aside for capital improvements. If we carry it over we can add this money to this fund at the end of this year.

We moved on to the Property Manager's Report in which Troy Purnell stated this year has been uneventful. He continued giving the policy the board has recommended for the Courtesy Personnel on opening the gate for homeowners. The board has decided if the gate attendant recognizes the homeowner by his sticker, they are permitted to open the gate for that homeowner. If not, they will not open the gate. Troy also stated that if you see anything suspicious or have a problem to call the Police. The courtesy personnel do not have any real authority and are not the Police. Troy proceeded to move on to the problem we are having with the geese, stating we just received a "goose repellent" we have just applied and we'll see if it works. Mr. Taylor in Lot #325 made a comment regarding the trash that is being piled up at the cans. and asked whether the trash company can take all the cans when they empty instead of just one. The same question was asked by Mr. Tresselt in Lot #339. Troy replied we monitor the cans everyday to see what needs emptied and what doesn't. We have them on the schedule to empty on Fridays and Mondays and call if more is needed. Mr. Gallup in Lot #43 asked what the purpose of the hay or straw in the ponds. Troy answered that it is barley straw that helps combat the algae. Mr. Swope in Lot #247 asks what else is being done with the ponds and algae. Troy replied that besides the barley straw we are also adding a chemical to help. We are doing what DNR has suggested. The problem comes with the change in temperatures along with no rain will make the ponds stagnate, thus causing more algae. Mr. Cox in Lot #48 asked whether or not we could put trout or catfish in the ponds to help with the algae. Troy stated that bass and blue gill were put in the ponds. Dara Murray of Lot #507 asked a question regarding the playground equipment as to when we will be getting it. Joe McGee stood up and answered that we are waiting on a quote from a manufacturer as we speak. Dara also asked if we are keeping the remotes for the entry gate or was it a pilot program. Troy replied no it was not a pilot program and that the board will decide if a removal of the remotes is necessary. Rosemary Patricelli of Lot #321 mentioned that the fountain at the lake doesn't work. Troy stated that we feel that the fountain is working. Rosemary asked whether we considered more fountains and also asked in regards to the boat storage area, where is the money being spent and what about the missing motors of some of the boats, can't we put more fencing on the Snug Harbor side and also put higher fencing. Troy answered stating this year has been the worst year ever. We could put in an entry system although we could just add some cameras if needed. Mrs. Davis in Lot #12 mentioned she had seen a person entering the community through the exit gate which could of happened. Mr. Ratajczik of Lot #191 asked whether the Board has considered the security system in the boat storage area and if we need to "better" the system we have. Troy responded that the security system we have is adequate and if the Board feels the need to add cameras to the boat storage area that would be all we need to do. The system is already in place. The whole community would have the choice of a vote if needed. The community as a whole is the best security we have. Mr. Yingling in Lot #357 raised the question about our drainage problem, stating we still have a problem. Troy stated we have gone through the community and are aware of the problem. We don't do work in the summer time and that we will be starting to work on those areas in the fall and next spring. We originally started working on this as a 2-3 year plan. Mrs. Shifflet in lot #32

see kids hanging around the streets at 12:30 p.m. George answered stating the curfew is for the buildings and that we can not tell the kids to get off the streets unless we see them destroying something or disturbing the peace. Either call the police or say something to the kids yourself. Mrs. Christie in Lot #518 said she would like to take that one step further and asked that the homeowners take the time to say hello to the teens and maybe they will say hello back and we might be able to have a better rapport with the kids. A little kindness can go a long way. We should try and be positive.

Troy made a reminder for everyone to make sure and fill out an ECC form for anything that you are planning to do to the outside of your property. Forms are available from Wendy at the Sales Office. Troy also mentioned there is a "skirting guard" now available for the bottom of your skirting to help eliminate some of the holes in the skirting from the weed wacker. Also, landscape ties are also good to put around your skirting. Make sure you call Wendy if you see a neighbor with an unsightly flower box and anything else. Mrs. Langan in Lot #388 asked whether the retractable awnings were approved. The Board decided not to approve those even though there are a few of them in the community. When those get unsightly they will be asked to remove them. Mr. Brown in Lot #57 wanted to know what was decided with the propane tanks. Troy answered that we are waiting for Sharp Gas to get back to us what they are planning to do. Mrs. Langan also questioned the policy of boats left on the common areas of your property. George answered for the Board stating the by-laws say that boats are not to be kept in the common area, the maximum time of 48 hours is all you are allowed to have them on your property.

George moved on to the Nominating Committee and noted last year we adopted staggering years for the Board members. Joe McGee and Floss Mackin still have one more year left on their term. He also noted that when you place your votes to please vote for three candidates. The candidate with the least amount of votes will be on the Board for one year in essence replacing George for the remainder of his term. The other two candidates will be on the board for a two year term.

Joe McGee took time out and present George a plaque and gift certificate for a outstanding job well done. Thanks was also given to George's wife, Pauline, for all her support and understanding.

Joe continued with the nominating committee with the candidates for this year being, Debbie Harp Lot #419, Troy Purnell Developer and Property Manager, John Slayback Lot #380, Ed Brunno Lot #274, Bill Daywalt Lot #271, and Dennis Kolumber Lot #176. Joe asked everyone to please vote for three.

The meeting was then opened up for discussion from the floor. Mrs. Frank from Lot #141 raised the question as to why they receive the HOA bills a lot later than the date on the bills. Sometimes its a two week difference and they are supposed to have the check in within thirty days of the date on the bill. He suggested we give them sixty days if we are going to mail out the bills late. Troy answered stating we work on a cash flow basis and if anyone is having problems with health, etc. to please call the number at the bottom of your bill and explain your situation and we can make adjustments. Mr. Taylor in Lot #325 asked if it was possible to read the meters earlier. Troy answered saying we read the meters the end of the month and try to send the bills out the tenth of the following month. Mrs. Davis of Lot #12 suggested to everyone that if you know you

commended the men who fix the skirting, stating any time she has asked it has been done promptly. Mrs. Leeds in lot #197 asked the question as to whether steps could be put at the pier to be able to get in and out of the paddle boats. Troy mentioned that a ladder at the end of the pier is sufficient.

George moved on and made mention that Troy has recently been elected Chairman of the Worcester Country Planning Commission, which received applause from the homeowners. George continued stating the Volunteers of the Activities for the community have done a wonderful job and reminded everyone of the upcoming events including the Boat Cruise on August 7, the Youth Campfire on August 21, and the Crab Feast on August 28. George also encouraged everyone to volunteer.

Carl Thompson who is chairman of the maintenance committee stated the nail driving party was successful and both men and women helped. Carl continued stating he feels the top of the pier pilings need another coat. The committee also installed 2 more door closures at the clubhouse and repaired 6 umbrellas. He asked that we don't throw away the old umbrellas because they might be able to fix them. Carl also mentioned that the pool company needs to make sure the filters after cleaning are put up and not left on the pool deck..

George continued stating that if we have any problems to see Wendy at the Sales Office and put anything you have in writing.

Floss Mackin gave the Beautification Committee Report Asking for more volunteers. Regarding the "Welcome" sign on the berm, she got one price of \$3800. which they thought was too high. She suggested we plant wildflowers on the berm, which the committee is looking into. The committee is also looking into planting more trees. They have done quite a few plants and trees the past year which are doing quite well. Floss asked everyone to help in watering of neighbors plants and also the community plants, trees and flowers. And also asked whether everyone could help in picking up the trash left at the dumpster.

The Neighborhood Watch committee with Vince Miller as Chairman noted that his number one complaint was the 911 phone number. He again mentioned the courtesy personnel have no real authority and if anyone see anything suspicious to please call 911 not the gate house. Example being golf carts on the Basketball Court at 3:00 a.m. or parties at 4:00 a.m. Vince also made note the Neighborhood Watch makes rounds through the boat storage area as well as the courtesy personnel. He also mentioned the Watch is only on Friday and Saturday Nights with the exception of Holidays during the Summer Season and volunteers are still needed. Mr Ratajczik on Lot #191 asked the question whether Vince needs one week on advance or if he can just come down and do the Watch that night. Vince replied he likes to have one weeks notice so he can schedule at least one week in advance. Mr. Taylor in Lot #325 made note that Vince has been doing a terrific job in which everyone applauded. He continued stating that with all the people in the room, surely there would be at least 35 people who could help. Mr. Paden in Lot #397 raised the question if there are any training requirements. Vince replied 1. A Vehicle or Golf Cart in which stickers for the side of the vehicle are supplied. 2. A Flashlight Vince noted the Watch times are 9 p.m. to 12 p.m. and on Fridays till 12:30 p.m. due to the Friday Night Swims. Mr Brown on lot #57 asked if there is a curfew for kids on the streets and what can we do if we

are going on vacation, etc. to pay your bill early and you won't have a problem. Mr. McFoy in Lot #393 asked a question regarding the chemicals we put in the ponds and if they harm the fish. The question was answered no. Mrs. Langan in Lot #388 raised the question as to whether there are life jackets for the boats and canoes because she doesn't see people using them. George answered stating they have been ordered and received in all different sizes for adults and children. She also asked the question as to why we closed down the pool when there is a function. The question was answered that the other pool is opened during those times. Mr. Schmuck in Lot #281 suggested we put a lock on the shed for the paddles and life jackets so they don't get stolen. He also thought we should put air conditioning in the Recreation Center. The Board will look into that for next year. Mr. Galeone in Lot #447 asked if we are Y2K compliant. Troy assured everyone that we are compliant. Mr. Mackin in Lot #395 mentioned that people do leave paddle boats and canoes lay on the sides of the lake. We are all human beings, and it is up to us to control the community. Mr. Thomas in Lot #2 asked what we are doing about the erosion problem on the ponds. George stated we are doing several things, plantings and we are also planning on bulkheading and putting markers out to watch the rate of erosion. Mr. Woods in Lot #373 asked if the Board considered a bulk rate when sending out the Newsletters. George answered we have checked into that and at this time it was not feasible. Mrs. Davis on Lot #10 asked if we can individually plant grasses along the ponds to help in the algae. Troy mentioned that will not stop all of it due to the fluctuation in our weather. We still feel that a low profile bulkhead is the best way to go. Mrs. Langan on Lot #388 suggested we work with the Coastal Bay Program to see what proper procedures we can do to deal with our ponds, plants and erosion that might be Government funded. Mr Thompson in Lot #108 noted some observations he wanted to address. He thinks the berm is deteriorating and needs attention. Also, he feels the golf carts are a problem with kids driving. He would like some attention taken to the playground area along with the stones in the crosswalk that need to be swept and the Clubhouse parking lot still floods. Joe McGee stated we are doing the best we can and these areas are being addressed. The bottom line is parents need to take charge and supervise their kids where ever they may be at the lake or on golf carts, etc. We do send letters of reprimand out when needed. Mr. Roney in Lot #333 made a motion to adjourn the meeting. Ray Howard second. The meeting was adjourned at approximately 12:00 p.m. and George thanked everyone for coming and reminded them to please drop off their ballots in the box on the way out.

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