

Assateague Pointe Homeowner's Association Annual Meeting

Saturday, July 20, 1996

Stephen Decatur High School Auditorium

Minutes

The Sixth Annual Homeowner's Association Meeting was called to order at approximately 9 am by the President, Lee Williams. Ninety-six lots were represented by owners other than the developer. Proxies were registered at the door upon entry. Members of the Board present were: Lee Williams (President), Gerald Nikolaus (Lot 234), George Fauth (Lot 319), Floss Mackin (Lot 395), Troy Purnell (Vice President). Substituting for Secretary Kim Miller was Natalie Lankford Bounds. The complete meeting was videotaped by Jeff Connell.

Handouts distributed at the door were the agenda, financial statements for the six months ending June 30, 1996, minutes from last year's annual meeting, a resume of the 1996-97 Board Nominees and a Board of Director's vote ballot. It was motioned and seconded that minutes from last year's annual meeting not be read.

Officer Barry Neeb of the Ocean City Police Department addressed the body giving credit to those involved in the Neighborhood Watch program and reiterating it's importance and effectiveness in our community. He related details on the Neighborhood Watch program in Ocean City and pointed out key components: prevention is the key, get to know your neighbors, recognize people and vehicles, recognize potential trouble, and call the gate attendant or the police when necessary. He stressed the importance of observing as opposed to becoming involved when there is a potentially dangerous situation. Steps homeowner's can take to prevent theft include Home Security Surveys - having a Police officer come to your home and make security suggestions, and Operation ID - engraving electronics. Officer Neeb fielded related questions from the floor.

Mr. Bill Scott from the Berlin Fire Department requested the set-up and use of a dry hydrant to be located in a suitable place within the community for quick access to a water supply. This access would be for fires within and near Assateague Pointe. The cost is estimated at \$500 or less, and the audience with a show of hands gave it's approval. Work is to begin within the next 30 days or so.

The budget was reviewed. Prepared by John Comegys, CPA., it consists of four exhibits: Exhibit A - Balance Sheet - reported to be in good order with the working capitol of \$150 per settled lot intact. Exhibit B - Current Accounts Receivable - presently totaling \$25,160.08. Lot numbers were omitted as delinquent accounts are not for public information. It was stated that past due amounts are assessed a 1-1/2% per month charge and a lien is placed on properties where over \$1,500 is past due. Exhibit C - Expenses & Income - In the second quarter of 1996 an increase in the regular dues of \$5.00 per month was put into effect. Income for the first six months of 1996 was \$195,335. Total revenue over expenses was \$28,394. This includes a \$15,000 new mower purchase. Exhibit D shows actual funds (\$202,950) versus budgeted funds (\$196,379). The difference is expected to adjust with the payment of insurance and other considerations. In addition, there is a reserve fund of \$10,000 to be set aside at \$2,000 per month for five months.

The President fielded other questions about grounds maintenance, recycling, the pier and mosquito spraying.

The President gave a brief overview of the Environmental Control Committee responsibilities. The ECC patrols twice a year to ensure uniformity and compliance to guidelines set for the homes and improvements on the lots. There were no reports from the nominating committee, the entertainment committee or the budget review committee. The President referred to the Resume of Nominees handout and instructed the audience to hand in ballots at the door upon exiting. The budget review committee has met from time to time and reviewed some figures. The board also reviews the budget each month. A report was given by George Fauth from the Clubhouse/Rec Center Committee. Questions from the audience were addressed relating to the drink machine prices, the TV. in the Rec. Center, the camera surveillance effectiveness, building abuse, custodial scheduling, pool repainting and the association's ability/inability to control vandalism and other offenses.

Mr. Vincent Miller of Lot 374 gave a report on the Neighborhood Watch program. He related his procedures and expressed his need for more volunteers. He also stated that the Neighborhood Watch participants are to make their presence known for deterrence and observation only. Any action required should involve the police or gate personnel. There was no report from the Beautification Committee, the Courtesy Personnel Committee or the Shoreline Committee. With a show of hands, the association members present voted to close the clubhouse and recreation center at 11 p.m., and at the same time instituting the 11 p.m. community curfew. Mr. Miller charged the parents of minors to adhere to the community curfew.

Property Management has been handed over to Resort Homes, Inc. The employees are still for the most part those of the association, with Resort Homes helping with scheduling, payroll and equipment maintenance.

Mailboxes are available within the community for a one time fee of \$30 and a small lock can be added by the owner. The first set of boxes sold out and another series is being built.

The storage lot is able to accommodate the present storage needs of the community. Other concerns voiced by the audience with regard to the assignment of spaces and the boat wash proposition.

Ground maintenance is being headed by Neil Falter, and was said to be doing a good job. Considerations over hiring an outside grounds maintenance service were suspended in the interests of cost and reliability. It was stated that the dog walk area is comprised of 5-6 acres of well maintained grass and is adequate for the needs of the community. Other undesignated common areas and privately owned lots are not to be used for dog walks. Other concerns discussed were grass height, algae growth in ponds, drainage corrections, a possible fountain in the ponds, resales and for sale signs, pier railing and damage repairs from Hurricane Bertha. The Board was thanked for it's service by an applause from the audience.

The meeting was adjourned at approximately 12 noon.

After the meeting the votes were counted for the new HOA board members. The results were as follows: Lee Williams, Troy Purnell, George Fauth, Floss Macking, and Robert Cosgriff.