

Notes from the  
Assateague Pointe HOA Board of Director's Meeting  
Saturday June 7, 2003

The meeting was called to order at 9am by Vince Castelli, V.P. with Troy Purnell, Vince Miller and Elaine Davidson present. Joe McGee, President and Wendy Anspacher, Recording Secretary were unable to attend. Acting President, Vince Castelli asked attendees (about 20 people in spite of the rain) to hold their questions until the end of the Boards' Agenda. [No doughnuts, juice, coffee or printed agendas were available. Missed you Wendy!] ☺

Treasurer's Report: Troy reported that income was \$74K ahead due to receipts from the special assessment for the road improvement; Administrative expenses were \$651 over budget, Maintenance expenses were \$58 over; Utilities were \$192 under, etc. Revenues over expenses were \$25,773 over, again because of additional receipts from the special assessment mainly.

Asphalt for Assateague Way: Final payment of \$25K. 10% is being held pending final inspection and approval. Board members were asked to check and inspect the work and report so a consolidated assessment can be made. Vince Castelli said the main roadway was not feathered properly where it intersected with side roads in some instances.

Troy said he needed Board approval for a possible loan against their Line of Credit to get through the 2<sup>nd</sup> quarter. That would be paid back after 2<sup>nd</sup> quarter HOA dues were received and another loan may be necessary for the 3<sup>rd</sup> quarter. Vince Miller moved that Troy be authorized to borrow \$45K if needed. Motion was seconded by Elaine Davidson and passed unanimously.

OLD BUSINESS: Bathroom floors have been cleaned but are still dull. They will try one more cleaning solution, but it seems like this is the best that they can do. Board members (and others perhaps) should inspect the asphalt work and report back any discrepancies which might warrant holding up approval. The fountain has been installed behind the clubhouse. Next fountain will be considered for phase 3, following the tentative one fountain each year plan. Vince Miller suggested that due to the length of the pond in phase 3, maybe more than one fountain would be needed. Fish are coming soon to be put into the ponds. Protective plastic covers for the marquees were investigated and considered too expensive. "June Bug" week is the worse time for stealing/scrambling letters. It seems much cheaper to keep buying letters. Vince Miller noted that some kind of bridge or walk would be helpful to get to the marquee at the entrance. Troy noted that soon there will be no standing water there and a bridge will not be necessary. Darlene Spaulding, Lot #320 said she had an electronic sign which could display continuous messages at the entrance if HOA was interested. The flower bed proposed for around/by the entrance marquee was discussed. Troy said Neal would prefer a maintenance free flower bed. Floss Mackin, Chair of the Beautification Committee said they could put down a plastic barrier, topped with mulch and plant colorful/seasonal flowers which wouldn't grow too tall. The Board said "Go Ahead!"

Wind protection for our BBQ pit at the clubhouse was discussed. According to reports, they used a tarp during the most recent bull roast and that worked well. There doesn't seem to be a

need for any elaborate shield. However, there is a need for a vent to be installed in the roof to allow smoke to exit. This subject will be tabled until Joe McGee returns since he and his crew are the ones who use the facility and are therefore more knowledgeable about what is needed.

**NEW BUSINESS:** Dead trees by the Boat Storage Area. Troy spoke with an experienced contractor who recommended: This summer we remove the dead trees and he would plant new Leland Cypress (?) replacements 4! tall next spring for \$15. each. It appears the Board will go with that plan. The Critical Area/Coastal Bays act(s)/Bills: All lots east of Lot #269 (which is nearly the entire community) must acquire a Worcester County permit to do any at-grade work on their property, including for example installing a brick walkway to their house. The reason being that they would be changing the impervious surface allowing more storm-water run off into the waterways. In addition, a zoning permit will be required for any improvements on ALL lots, e.g. fence, roof, etc. A permit would cost about \$15-20. and the contractor would probably get that for the home owner. Existing improvements will be grandfathered in. When the act/bill(s) are approved o/a July 1<sup>st</sup>, barring some extended grace period, everyone must comply - even those who plan to asphalt their driveway. The asphalt contractor is currently tied up on a State job and it may be several weeks before he can return to Assateague Pointe. Bill Gladfelter, Chair of the Emerging Welcoming Committee had to resign because of job commitments. George Fauth is the new Chairman. There was some discussion about bushes at the main gate obscuring some lighting? Where is the yellow pedal boat? It may still be in the storage area? We'll check it out. The garbage disposal in the clubhouse is still broken and needs to be fixed. Environmental Control Committee (ECC) Chair, Floss Mackin reported that they formed, have met once, and planned to meet with the attorney today. Unfortunately the lawyer had another commitment (daughter's graduation) and couldn't attend today. Floss will contact Ray Coates, Jr. esq. 410-641-1515 and reschedule the meeting. She will also check the office to review the ECC forms which are awaiting review/approval. A couple families have switched their propane supplier from Sharp to Valley, expecting better service and cheaper prices. Some discussion ensued regarding if the HOA should investigate whether the community should also switch. The consensus was that this is a matter left solely to each individual homeowner. Also, there was some concern that Sharp was not too prompt in removing their replaced tank which may be hazardous if left too long. Again, this was considered a homeowner's responsibility to urge removal. Ocean City also has a problem with geese according to a recent article in a local paper.

**OTHER NEW BUSINESS FROM RESIDENTS:** Darlene Spauling, Lot #320 wanted to know if all of the roads in Assateague Pointe will be re-paved. The answer was that would be prohibitively expensive. Elaine Galeone, Lot #447, said her check of the records failed to show that the last loan against our Line of Credit has not yet been paid. Troy will check that and get back to her. George Fauth, Lot 319, asked if the Board had reviewed and/or acted upon the 8 items raised by Carl Thompson. Vince Castelli had a copy of Carl's e-mail and Troy indicated that he had talked to Carl about most of the items. The items in Carl's e-mail paras 2 and 3 were discussed above. \$5K. Is allocated for the Beautification Committee. The fountain behind the clubhouse pool was turned on yesterday. Neal and his crew are planning to replace sign posts as needed. With respect to Carl's last item, it wouldn't be prudent to hire someone for 4-8 hours per week. Darlene Spauling, Lot #320, suggested the HOA hire a part time employeee - her, since she does that sort of thing. I thought I heard John .... Lot #16, complained that his driveway

needed to be restored to its original condition after some work had been done. Troy said he would take care of that. Rob Tresselt, Lot # 339, asked about the fence between Frontier Town and Assateague Pointe behind Skipjack Drive. Troy said he has received a written proposal, but heard that kids were entering under the fence and through the marsh/water. Rob pointed out an area where we were vulnerable for trespassing and/or litigation that may not have been included in the proposal. Troy and the board will take this new information under consideration. Bill LeFevre, Lot #20 suggested that the Board offer an invitation to all propane suppliers to attend the July HOA meeting and brief residents on their offerings for several reasons: 1. Some Sharp customers ran out of propane; 2. A Sharp representative didn't show up at the last Board meeting when we invited him; 3. Sharp tanks are rusty and may be a hazard; 4. Sharp is not prompt in removing tanks, leaving them as a safety hazard; 5. Inviting suppliers to brief at the HOA meeting will educate residents so they can make an informed choice on whether to stay or switch. With respect to the impending legislation regarding permits, Bill LeFevre suggested that the Board talk to the Asphalt contractor and see if he can't get an extension for "on-going work" which may not be started before July 1<sup>st</sup> since the contractor is currently delayed on State work. Troy will suggest this to contractor but reiterated that these things are between the resident and the contractor. Troy and the HOA should strenuously avoid making any "promises" e.g. regarding estimated dates of completion, etc. for individual's driveways, etc.

The public meeting was adjourned at 9:50am so the Board could consider personnel and legal matters.

Respectfully submitted. /s/ George