

Minutes
HOA Board of Directors Meeting
September 28, 2002

A Board of Directors meeting was held on Saturday, September 28, 2002 at 9:00 a.m. In the Clubhouse. Approximately 18 homeowners were present. Coffee, Juice and Donuts were provided. Board members present were Joe McGee, President; Vince Castelli, Vice President; Troy Purnell, Treasurer; Vince Miller, Secretary; Elaine Davidson, Member at Large; and taking minutes was Wendy Anspacher, Recording Secretary.

Joe McGee, President called the meeting to order and Welcomed everyone and thanked them for coming. Joe asked everyone to hold their questions till the end during the open discussion.

Joe asked Troy to give the Property Managers report before the Treasurers report. Troy stated that under the business section, the lawn crew is running with a skeleton crew. Some of the crew have left to go to school. Right now the crew is full tilt on cutting grass. After the grass is done then they will do some of the punch list items. They will probably have enough to keep them around till Thanksgiving or the early part of December, after that they will be laid off till March. As far as the buildings, all of those are in good shape right now. The grounds crew will be taking care of the painting in the bathrooms. Playgrounds are another issue we will be working on. The entry way, the signs will be repainted within the next couple of weeks. The pools have all been shut down. We don't anticipate any additional costs on those. Although he thinks that both the pools could use a good sandblasting and repainting next year. It's something that should be put in the budget. As far as the property managers report, that is about it. He also stated that he did have some contact with our attorney. After the annual meeting, he asked the attorney what the actual Robert's Rule of Law was in regards to that meeting. The motion that we took was way out of order. The meetings should be conducted like town meeting. No room for people to make motions from the floor. There is no doubt that we should take any issue under advisement at that time, discuss them and enact. He could not be at this meeting, though Troy wished he could be to explain it better, however he will be at the December 14, 2002 meeting. Any questions anyone has they should put them in writing as soon as they can so we can get them to him before the next meeting. Joe stated that he also talked to the attorney and if a homeowner has a issue that they would like to bring up to the board, that you contact one of the board members, prior to the meeting. Troy said he is correct and stated that there were some items he wanted to discuss, he said after the last meeting, he explained how the meeting went to the attorney and he stated there needs to be some ground rules straight. The attorney will also be working on the fine system, which Joe has already been in contact with him several times.

Troy continued with the Treasurer's Report. To date at the end of August we have brought in \$337,039.67 against the budgeted \$334,938.00 which is a difference of approximately \$2,000. The delinquents are extremely minimal. He didn't have the exact figures, but he believed that it is less than ½ of 1 percent. The biggest outstanding, we have is \$1,297.00 which has been turned over to the attorneys. Joe stated what he seen on the report is very good. Only a few homeowners are delinquent. Vince Castelli asked Troy how far do we let the people go before turning them over to the attorneys. Wendy stated that they get a letter at \$400-700, another at \$700-1000 and over \$1000 gets turned over to the attorney. Troy stated that it is unbelievable.

He has never seen an association pay this well in his life. We do good at collecting, but we also have a lot of great paying people as well. When you pay your bills on time, it helps us pay ours and keeps the cash flow going. The cash flow is very important. As far as expenses, administrative \$110,333. Against a budget of \$111,516. A difference of \$1,172 to the good. We have saved a little bit in the gate house payroll taxes because they are just not due yet. The insurance is one item that we need to look at again. We can look at increases of 10-20% in liability coverage within the next year. We can shop around but we have found that Hartford Mutual has the best rates around. As far as other expenses, maintenance items, we are \$4,300 under budget at this time, Utilities are up \$6300 but we will get that back when the homeowners dues go out. Vince Castelli asked Troy if we have thought about getting involved with the electric coop that he has been reading about. Troy has been to two seminars in Ocean City so far and the cooperatives told him, that if you have Choptank, don't budge. The rate of Choptank is the best way to stay. The rates in Ocean City will be going up 3-8%. Everyone will be stunned in Ocean City when they get their bills. Assateague Pointe Homeowners are one customer to Choptank, that is why we read the meters each quarter. Vince Castelli asked if we are one, how does Choptank know how much we use? There are five main meters in the park. The demand meter in the summer goes up. We get bills of \$34-35,000 per month in the summer. We will need to put more money in the electric budget for next year. Under utility expenses, Trash is over by \$6,000. Because we have the smaller cans, they need to be pulled more. This spring we had more people throwing away trash of big items, then ever before. Something we need to think about, do we get bigger cans or what? We have been through this before, this needs to be discussed again. The best thing is if you see a neighbor just drop their trash and not put it in the can, say something. Neil comes in everyday and picks the trash up around the cans and puts it in the cans. Troy has also looked into a compactor, but it is expensive. He feels it's really not going to save us that much in the long run. Vince Castelli mentioned that lot #469 he told the lady who is the homeowner that they need to tell their renters that we don't have curbside garbage pickup. If you go out there right now, you will see trash all over. Troy stated that we have sent them a certified letter. This is also something for the fine system. It is a issue. As far as the budget, we are \$10,000 over in total expenses, \$6,000 of which will come back. We don't anticipate anything in the next quarter. However, there are some thing's for special projects that need to be added to the budget for next year. If there are any homeowners that have any special needs or projects you would like the board to look at, please mail it and give it to Wendy in the office so we can look at it in three months when we have the budget meeting. Troy also stated that he has been saying it for two years, that we will need to raise the budget and the dues. We have really haven't made any major changes in the budget, but need to think about it over the next three months. We are running in and out many times a year and we really don't need to be in that situation. Vince Castelli asked what type of increase is he thinking of? Troy stated that probably somewhere between 6-12% off the top of his head. We have some areas around that the storm water pipes that have been replaced, and there are some more that need to be done. Because of being in a salt water environment, it has gotten to the point where some of them need replacing. Joe stated that he knows we need to raise the dues, since we really haven't had a increase in 13 years. We have tried other ways to try and avoid the increase, but knows now it has gotten to the point where we need to do it. We have been very fortunate for 13 years. Joe's asked if anyone had any questions, regarding the budget for Troy. Mr. Paden of lot #397 asked what is going to prevent someone from stealing jet skis? Troy stated that there really isn't

anything right now. The guards are not security they are courtesy personnel. We have obviously put more lights in the boat storage area. We could put gates, or something. It is differently something we will be discussing later. Mr. Lapinski of lot #408 stated that the first week he owned his home here, the house was broken into. The golf cart was taken. He didn't even know he had a golf cart. The people that took it knew where the keys were kept. Troy stated it sounded like someone who lives here. And it is a police matter. Troy and Joe both stated it was something we needed to talk about. Elaine Galeone of lot #447 asked if we thought it was a good decision to have a volunteer "workers" party if we are shorthanded on money. Also, the paving of Assateague Way and asking for a special assessment. Joe said he looks at it as two different things. The paving of Assateague Way is a major item to the community. The thank you party is something we have done 3 or 4 times. The reason we do that is if you look around the community, it's the same people who volunteer all the time. As a board we have decided the past few years to thank those handful of owners who come down here and give up their time and weekend to volunteer. It is also budgeted in the Entertainment budget to do that. Elaine stated that she understood that but on the same token thought some people might not understand why we will be raising dues and asking for special assessment when we are having a party. Joe answered that it is too late to take her comments into consideration this year, but we will next year. Elaine also had a question for Troy stating that she understood for the cards that were sent out, there were 24 listings sold this year so far, it is here understanding that we collect \$150 each time there is a home sold. Troy stated that this is not so. It was done when the original purchase of the lot was bought it was given as a one time fee. From then on, if you bought your home from another homeowner, that \$150 should be forwarded to you or you give it back to the seller. The bylaws are very clear that it is a developer owned lot. He will tell the attorney, but that is the way it has worked.

Joe continued with Old Business. Troy noted that the stop signs are in and when time allows, the lawn crew will be replacing them.

The status regarding the fence between Frontiertown and Assateague Pointe. Troy had talked to Mitch in Frontiertown and he had asked us to wait to the fall. As far as the discount passes, he told us that they are always available. We will check with Mitch again and with his office staff to see if this is still on going.

The pool final payment has not been paid yet per Troy. Joe stated that along that line he would like to have more bids submitted for the budget meeting. Joe stated that on the maintenance side they probably had done a better job this year, but on the lifeguard side, it was a different story. Vince Castelli mentioned an incident with a lady who was not an owner, who had complaints about the lifeguard. He feels that sometimes it's not the pool people, it's the owners, etc.

Joe continued with the fine system. Joe talked to the attorney and he had sent Joe what he had put together. It was not what Joe thought we had talked about. The way the attorney has it set up that the fine is not to exceed \$500. And if you have any complaints, it goes before the board of directors, which then there would be no one you could appeal to. This could be a problem. The way Joe talked about it, we would be sending 3 letters. Two warning letters, then the third letter being the fine. Joe feels that would work better, and would hold up in a court of law. If we do it the way the attorney laid out, we would have to have another committee and in that scenario we would give them the fine and that would be it. There are only a handful of owners that are the problem. We really need to bring the fines to a head and when The attorney comes to the next meeting, we need to discuss this more.

The bathrooms were next on the agenda and asked if we could have a price for the shutoffs. Also we got a price to clean the tiles of \$25 per gallon. The board suggest we get the cleaner and clean it once or twice a year.

Joe stated that he would like all the board members to look at the Clubhouse and Rec. Center to see if there is any cleaning or other items that they would like to have done, also take a look at the carpet in the Rec. Center.

Regarding the sign board. Wendy received prices for the covers. Thought the price was high. Opted not to do anything at this time.

Next on the agenda was Golf Carts. Elaine Davidson spoke stating some guidelines that are already in place and more that she would like to have enacted. She would like to have all golf carts registered at the front desk, when they are registered they would like to have the golf carts inspected for any unsafe features, and be required to have lights. Homeowners are also required to have their lot numbers visibly displayed on their golf carts. Upon completion of the inspection, the owners would then be issued a sticker to be renewed yearly. Vince Castelli suggested that only those carts that run at night time should be required to have lights. Troy asked who was to regulate who does and does not run their cart at night. Vince stated if we see them at night without lights, then we stop them.

Welcoming Committee was next on the agenda. Bill Gladfelter of lot #82 spoke on behalf of this new committee. Bill had a sheet in which he would give to all board members as a guideline for new owners. One of the main items was having directions to the hospital, etc. Also to let new owners know there is no curbside trash removal and failure to comply with the rules may result in fines. Bill would also like to make sure that the new owners have received their deed books. If they don't have the deed book, Troy stated that it is the responsibility of the old owners to give the new owners the deed book, if they don't, it is the old owners responsibility to buy a new book at the cost of \$25.00. It is also the lawyers responsibility to make sure that the books are handed out at settlement. Vince Castelli asked how many people actually read the book. Not Many. Joe stated that the majority of the owners may read the book but how many are going to remember all the rules in the book. Bill Gladfelter also stated that one of the rules are no parking on the streets and thinks the board should be setting an example buy not parking on the streets as well.

The Worker's Party is next on the agenda. Vince Castelli noted that everything is in order, but told Joe he needs to check the CO2 bottle to make sure that it is full for the party. Also, Wendy will be calling in the count to Emmings on the 7th of October.

Joe continued with the letter for Road Surfacing. Troy stated he took the same letter he handed out at the annual meeting and went ahead and made a ballot up and just wanted the board to take a look at it and also the letter for their approval before sending it out. The letter is very self-explanatory. We have gotten some more prices that are better. The ballots are really non-binding and it is just to see what everyone wants to do. As far as Tar & Chip, we can patch it with the budget we have. Vince Castelli asked if we send these out to all the homeowners and nobody wants it done, does that we mean we do nothing. Troy stated that we have to do something. No is not a option. Troy feels the board should make the decision as to what is to be done. But let's see what the owners have to say first and go from there. The only thing the board felt we should add is a "return by" date on the ballot card. A Question was posed to the board asking if the developer would be contributing to the asphaltting. Joe mentioned the developer no longer is a part of the association. Troy is the Property Manager. According to the proposed schedule of asphaltting, it is Assateague Way that is to be done first, after that the loop,

of Longboat Way is next then the interior streets would be last. A question was asked when would we start this project? Troy noted that not until the asphalt plant opens back up in maybe February or March. That way there isn't much traffic on the road for a month or so. The letter pretty much spells out that we are trying to do Assateague Way first. The bike/walk area is obviously going to cost more money and the questions would be raised as to which side of the road it would go on, etc. There is a 50 ft. Right of way down Assateague Way and on the side roads its 40 ft. There is plenty of room to put a bike/walk lane. As far as the numbers go, we are also asking for the paving of the Rec. Center and Clubhouse. This is an option. If we do everything it will be somewhere around \$150 a homeowner. This would be a one time shot. A question was asked if this is a one time shot, what happens when we want to do the other roads, are we going to be asked for another \$150? Troy stated there is money being put back for just that reason. When we get to the point, when this needs to be done, he doesn't anticipate needing anything additional at this time. Remember Assateague Way is the major thoroughfare for the whole community. Just because we are doing Assateague Way doesn't mean the other roads are needed. At this time they do not need it. Vince Castelli asked if it is cheaper for us to just do Assateague Way this year and do the parking lots next year or if it's cheaper to do all of it at one time. Troy set there is always a setup fee, etc. For the companies when they come to do the work, so if we do it all now, we only will be paying for that one time, not each time they have to come in and do more work. Any weak spots that are found, will be done at this time as well. Joe continued with the lights in the boat yard. Stating that he saw we finally got the lights in and we need to get some gravel put in the ditch to fill it in. Also some gravel is needed at the entrance of the boat storage area as well.

Regarding drainage problems, the board has a list on a map of areas that need attention. We have put in some french drains and have also replaced some storm water drain pipes that were deteriorating. This is a on going problem and we will continue to deal with all problem areas. If you see a spot that is holding water and if a neighbors area is a problem, please see Wendy and she will add it to the list.

Joe continued with the ECC stating that the letters are about ready to go out.

Regarding the Koi fish, we will order them in the spring for the pond behind the clubhouse and see if they work. He then asked if anyone else had anything under the Old Business.

Troy asked how the alligator heads worked. He thinks that they are helping and that they need to be moved continually.

Under New Business Joe stated he received a bunch of letters that he wanted to respond to. He started with a letter signed by about 15 owners regarding keeping the pools open till the end of September. Joe felt that by law we don't have to have lifeguards after Labor Day. We would just need to have someone to clean the pools as well as doing the chemicals. It does seem like a good idea, but we will need to have to get prices from the pools companies as to what the costs would be keeping them open an extra month. We will try and have the prices for the budget meeting. Elaine Galeone of lot #447 stated that our deed book is not correct. It states that the pools will be open from May 15 to September 15 from 10 am to 9 pm. This needs to be updated. Joe also received another letter in regards to the pools, and the bicycle racks. They would like to have the bicycle rack moved to the laundry room side as to make more room for parking cars and less reason for any damage to vehicles from the bicycles. This was all agreed by the board members to move the bicycle rack to the laundry room side. The board will also take into consideration the keeping open of the pools later.

Carl Thompson had also sent a letter and stated that the minutes of the annual meeting took longer to receive than they should of. 1. The minutes were 13 pages long and Joe thought he had sent them back approved and had not. Joe apologized for that. 2. His next question was regarding the CPI index and if the board had taken this into consideration for the future. Joe responded that we will be discussing that in the December budget meeting. 3. The next question asked about the Koi fish and if they have been delivered. That was previously discussed and will be ordered in the Spring. 4. Alligator heads was next on the questionnaire and thanks was in order. 5. Regarding pool umbrellas, and if we will be ordering more. Joe stating that we are getting prices for the budget meeting and will make a decision at that time. Vince Castelli mentioned that some of the hotels, etc. Seem to have a better quality umbrella that lasts longer and asked if we could check into getting those and at what cost they are since we seem to be ordering umbrellas every year. Troy stated that some that were bought for his dad's motel, cost approximately \$600 a piece. Troy doesn't feel we need to spend that kind of money. 7. Carl would like to have the head of committees be informed when work is to be done, etc. Joe stated that he will talk to Carl personally about this matter. 8. The next question pertained to the landscaping Carl asked to have done at the marquee sign. Troy stated that when Neil has time this fall after cutting the grass we will discuss putting it in then. Joe also wanted to know what was going to be planted in this area and would like to discuss this later in detail. 9. Carl asked if the entrance gate has a locking device, that the gate can not be lifted up by your hand. Vince Miller stated that the gate has a clutch-like device and that it is possible. Vince Castelli stated that he thought this question was a very good one because people are coming in and out of here constantly. He feels that the board really needs to address this issue. Joe stated that this in on going and unless we have someone at the gate 24 hours a day, it's impossible to watch everybody. Vince Castelli then asked if we could put a camera on the back corner of the gate house facing the gate, so we could have this video taped with their license plate number displayed. Joe stated that was something he was going to be going over next on the agenda. Vince Castelli also stated that he would like to see a letter go out to every homeowner asking for their children's names and license tag numbers and have the gate attendants mark them down when they see a car that hasn't been registered. Troy stated that it would take to long to check and the gate attendants would be away from the gate house to long. In the summer this would be a problem. To increase the staff of course would be cost. Vince Castelli then stated he would like a person from each street to volunteer to help in the patrols. Vince Miller and Troy both said that we had a hard time getting people for the neighborhood watch. Troy also stated that the problem is that owners come down here to get away and they just want to relax and not be bothered with anything. Vince Castelli stated that he agrees with Troy, but the one easy solution to that is to have their visitors and guests register in. Vince Miller would like another sign at the entrance gate stating "All Renters, Guests, and Visitors must sign in here or Office." Troy feels the camera idea is probably the smartest idea. Vince Castelli agreed stating that because of the wave runners that were stolen, we would of had a picture of the person coming in and out. Joe agreed and thought that by putting a camera at the back of the gate house would be the best solution. Vince Castelli stated that we would need enough tapes for a least one month. Joe agreed also mentioning that the cameras wouldn't do a bit of good unless they are viewed. If you spend money to put a camera up there then we need to make sure they are viewed. Vince Castelli then asked if they will be viewed everyday or just when an incident occurs. Joe stated that the reason we want tapes for a month is because not every homeowner comes down every week.

Maybe a month would not be enough either, but feels one month would be sufficient. Troy noted that its another item to determine if it is worth the expense of having these tapes archived for a year? Joe agreed it is an expense that the board will have to discuss further. He also noted that the board is trying to help deter any incidents. One way was to install more pole lights in the boat storage area. Elaine Galeone stated that most of the incidents occur when the guard is on their rounds. She continued that maybe we need to focus on changing the way the guards do their rounds. Troy stated one way to solve the problem is to get another gate attendant. This of course will be cost prohibited. Vince Castelli noted that if the gate attendant is in the gate house and a person comes through the gate with a gate card or remote, and they go back to the storage area and hook up a boat or jet ski and go out the exit gate, the gate attendant is going to assume that he is the owner of that boat or jet ski. How is the gate attendant going to know if this person is or is not a owner of that boat. Vince Miller stated that as a substitute gate attendant he has been standing watch at the gate house and have watched owners put in their card and put it on top of the card reader for their friend behind them to use. Vince has a "kill" switch at the gate which will prevent the guest from using that card and forces them to register in. This happens all the time. And he gets a blast back from the owners when he does this. Joe again stated the only solution is to have two gate attendants and that it may be cost prohibited. Mr. Paden of lot #397 stated that he is the one who had his daughter's jet skis stolen. He feels that we need to restrict access to the storage area. Only owners who have boats, etc. Should be allowed access to that area. Maybe we need a roller gate to keep unauthorized people from coming in. He's been coming to these meetings and hears the same complaints over and over again. He would like to put faith in the board to do a good job. He feels a camera sounds like a good idea. Vince Castelli noted that he has a wave runner in the storage area. He stated that there is a locking device that they sell to prevent anyone from stealing. Mr. Paden stated he could get into it. Vince Castelli noted that if you make it tough for them, they won't steal it. Mr. Paden again stated that you should limit the access to that area. Vince Castelli again said that's what we are trying to do, by making guests register when they come into the community, but the homeowners don't want to tell their people to abide by the rules. Vince Castelli continued stating that as a homeowner we look for owners input to help us out. Joe then asked Wendy to get prices on a electric gate and additional cameras. Rolling gates would have to be automatic. Mr. Paden asked who will pay for it. Joe stated that owners who have something in the storage area pay a fee of \$25 a year to keep their boat, etc. In that area. That money is put toward the maintenance of that area. Every dime that we have collected from that boat storage has been put back into it, plus some. What we also have to keep in mind is that it still belongs to every homeowner in this community. So to say that area is not for every homeowner to access is not correct. Wendy also posed the question what would happen to those owners who go through that area to go to the dumpsters. Joe agreed that he doesn't have anything in the storage area, but he goes that way to dump his trash. He also stated again to get the prices for the December meeting. Joe continued that with the drainage ditches, we will be continuing that again this fall. This concludes Carl Thompsons list.

Vince Castelli stated that he drafted a letter and would like the board to take a look at it to either put in the newsletter or mail out. Joe noted that any board member can write an article in the newsletter at any time. He would like Vince to give a copy to all board members for review. Joe continued with the correspondence reading a letter received from Linda Gladfelter thanking the board for allowing the water aerobics this year. She also asked the board to consider

allowing this again next year from 5-6 p.m. On Tuesday and Thursdays closing the pools to all others at that time. Joe thanked Linda for starting the aerobics and mentioned that he had discussed this before and knows that it is difficult to conduct classes when others are in the pool. Vince Castelli asked whether she could have the classes in the morning hours before the pool opens. Bill Gladfelter answered that the water is too cold in the morning for the ladies to exercise. Wendy asked if we could just rope off a section and Troy agreed stating that is probably the best compromise. Bill Gladfelter stated that they use the whole pool area. Vince Castelli noted that when we have a event we close the pool to nonpaying guests. And make them go to the other pool. This isn't any different. It's only 1 hour and 2 hours per week. Vince Castelli made the motion to grant Linda Gladfelter her request to have the water aerobics Tuesday and Thursday from 5-6 pm and the pool will be shut down for that hour and will resume the normal activities when they are done. The other pool will be open at that time. Also adding that we should make signs up to be posted during this time. Vince Miller second the motion. All were in agreement.

Joe continued with New Business stating he received a report from the boat storage committee. Darlene and John Hale who are the head of this committee do a great job at keeping on top of this. They went through and did a double check of the owners who did not have stickers and who have not paid, etc. Troy noted that we may need to keep in mind for the future of expanding the boat storage area. Vince Castelli asked how many units are allowed in one spot. Joe stated that Darlene had some suggestions, one of which being only 2 items on a slip should be allowed. Troy stated most of the slips are full. There are only a few empty slips. Joe continued with the boat storage committees recommendations. 1. Only 1 slip per lot. 2. No more than 2 items on a slip. 3. If a slip is rented and the house is sold, the slip goes back to the association. 4. Chairperson of boat committee be informed of any occurrences that may happened. Vince Castelli noted to let Darlene know about lot #66. Wendy to give Darlene a copy of that letter. Vince Castelli made a motion to accept the boat storage committees recommendation. Elaine Davidson second. All were in favor.

Joe continued with the Projects for the winter. Getting a new gate sign to be posted at all times regarding the renters, etc. Registering in. Any suggestions, wish list, etc. that anyone has, please give them to the board as soon as possible so they can have time to prepare for the December budget meeting. Vince Castelli would like the board to make a decision on the CPI at that time (budget meeting). Troy stated that by the first week in November he will give the board the budget and what he suggests as well as what the accountant suggests. Vince Castelli would like the accountant at the budget meeting as well. Troy also stated that some people in the past have asked why we don't talk about decreasing the dues. It's just a matter of what service do you want and what service can you do without. Troy also noted that as this time of year the cash flow is always crunch time. We have established a credit line of \$50,000 just for this time. Troy is requesting for next year we up that line of credit to \$100,000. We get real tight for approximately 2-3 weeks. This will get us through that time and gets us where we need to be. The most we would ever use this line is 90 days. The accountant also suggests this for next year as well.

Joe then asked if any board members have any thing else to add to new business. Joe then opened the floor for open discussion.

Elaine Galeone of lot #447 had a question from the financial report regarding the \$150 that owners paid at the closing of each lot to HOA for working capital. Joe stated this was paid at

the closing of each lot. We do not get this for each sale. Troy stated that if you're saying do we get that money, the answer is no. If you're asking why the accountant put it in the report, Troy will have to ask him. At the beginning the \$150 went to the association till all the lots were sold, ever since then the money goes to the seller. The association does not keep receiving this money over and over again.

Mr. Williams of lot #310 asked if we received all of the pier money that was collected. Troy answered absolutely. He would also like to be able to build a outside shower, if this is allowed. Joe suggested he put it on the ECC form and submit it. Troy stated that he would have to get a building permit because it would be a structural improvement and with the new laws it would be a storm water management issue because you would also be required to get a ground water discharge permit with the state of Maryland. That is why we didn't do the boat wash area. Joe reminded everyone that again anything you do to the outside of your property you must submit a ECC form to the board.

Mr. Lapinski of lot #408 stated he has been very dissatisfied with the grass cutting. He claims every time he comes down he has to clean off his courtyard from the grass clippings that are all over. Troy stated that we are doing the best we can and that you can't please all 522 homeowners. But he will talk to Neil and have him check into it. Joe stated that he also feels the grounds crew does a great job with the people we get.

Mrs. Jewells in lot #392 stated that we put in a french drain behind her house but it does not go far enough. There is still a problem with water behind her home. She also noticed that owners are putting their weeds in there, etc. She herself sprays for weeds in that area and on her driveway. She thought that the lawn crew does the driveway. Troy answered that they have been a little slow on spraying the driveways, but he will make a note of the area behind her house to take a look at it again.

Mr. Gladfelter of lot #82 wanted to know what constitutes a guest. Joe answered anyone other than family members. Mr. Gladfelter also stated that means they can bring in pets and water craft, etc. Vince Castelli would like them to register at the office. Mr. Gladfelter continued stating that if we are still under a water restriction, why are the sprinklers still on in front of the storage area? Troy noted that they are on timers and he will make sure they are cut off. Mr. Gladfelter would also like to know how we can keep people out that have sold there home and still have gate cards. Joe stated that we have changed the cards 3 years ago and that is one of the budget items we are looking into this year. Troy noted that we can do lots of things to keep them out but again everything costs money and of course more administrative costs as well. Mr. Gladfelter also had made a complaint about a neighbor and the board or someone from the board told that person his name and who it was that made the complaint. Why do we give out the names? Troy stated that we don't give out lot #'s or names. Troy noted that he knows the situation that Bill is talking about and that during his conversation with Bill's neighbor, his lot # did come up, but Troy did not mention his name or let on that Bill was the one who complained. We think that it was probably a misunderstanding. But Troy did apologize to Mr. Gladfelter if he felt that he led them on to believing it was him. Joe stated that some of the problems he feels will be resolved when we get the fine system. Joe thought we would have fines starting around \$100, but the lawyer is thinking more on the lines of \$500. If you don't pay the fine, it can become a lien on your property.

Mr. Paden of lot #397 asked if we could charge a fee to have golf carts. He knows it is a choice to own a golf cart, so why not charge a fee. Every meeting he goes to we have the same

complaints about golf carts, it seems to be out of control. Joe stated that the only reason we charge for the boats is because you are paying for slip and the golf carts are kept on your property, but the board will take this under advisement. Mr. Paden is also willing to volunteer for the putting a cover on the marquee sign. He job is in plastics and feels he might be able to handle this for us. He also suggested we put things like this in the newsletter for owners who might be able to share in expertise or line of work for jobs that we want or need done. Mr. Paden also knows that our lawyer is busy but wondered if there is anything in our by-laws regarding the amount of ownership in the community. Troy answered that unless it was done in the beginning when the community was developed, it can't be done. Mr. Paden wondered if we can eliminate renters in this community. Troy understands from the attorney's, that challenged in the courts, it's illegal. This was tried in Ocean City and was ruled unenforceable.

Mr. Thompson of lot #108 wanted to know if the board was taking any action on the condition of the home on lot #112. There is always bikes, etc. laying on the yard, driveway, etc. People don't seem to take care of the home or care how the home looks. The second thing Mr. Thompson had was what we can do about owners who leave their dogs out in the courtyard at 4:00 a.m. And left to bark all morning. Joe stated he knows what house he is talking about and had talked to the owner about that and asked the owner if he is going away to please take the dogs with him. Mr. Thompson wondered what he could do or who he could call. Joe suggested the Sheriffs Department seems to be a lot more responsive to this area. Vince Miller also noted that this house also rents his home and there has been numerous complaints about this home.

Elaine Galeone of lot #447 asked Troy why the newspaper has homes for sale under Assateague Pointe Real Estate, Inc. Troy answered that there is a company by that name and he handles the real estate in Assateague Pointe.

Joe asked if anyone else if they had any questions and/or concerns. Joe thanked everyone for coming. Vince Miller made a motion to close the meeting and Elaine Davidson second the motion. The meeting was adjourned at approximately 12:30 p.m.