

ASSATEAGUE POINTE HOA MINUTES

September 18, 2021 | Meeting called to order by Fred at 9:00AM

Board Members in Attendance

Vice President: Fred Verga, Treasurer: Troy Purnell, Secretary: Barry King, Member At Large: Joe Mosby, Recording Secretary: Xanthe Lewis

Property Manager's Report by Troy Purnell

Property Manager's Report:

- For the last three years we have had a new mower in the budget, but we did not buy it. We purchased it this year, it was about \$13,000, and it's a new Ferris. We got down to three people on the ground crew but now we are back up to four. That is where we really need to be to keep Assateague Pointe looking good.
- With scheduling repairs and trying to get parts the clubhouse fountain repair was delayed. It is scheduled to be repaired within the next two weeks.
- Four of the five major erosion spots are complete. The old, galvanized pipes were removed and replaced with plastic pipes that will last forever. Around October 15th we will work on the erosion between us and frontier town. We will be able to slide a plastic pipe through to both sides, so when there is a collapse, it will not clog the system. Starting on the 27th we will be starting erosion work behind people homes.
- There will be a new fence going up at the dog park sometimes between mid-October to the beginning of November. They will be doing the fencing around the transformer at the clubhouse at the same time. We have added a new gazebo to the dog park as well. Some benches will be added into the gazebo as soon as they come in. For now, bring your own chair.
- All the ponds except for the two on the north side were given a algae treatment. It makes a big difference, and next year I would like to have it in the budget to do all the ponds.
- The county lagoon had a leak in it, and they came out immediately and drained the lagoon and repaired it. They have informed us that there will probably be an entire renovation of those two lagoons in the next two to three years. Worcester county reserve budget should have enough in it to complete those renovations without raising your rates.
- The Rec center repainting that was delayed from the spring was started on Friday.
- On Thursday and Friday, the road cracks throughout the community were repaired.
- We will be planting some trees by the storage yard. This will be done the beginning of October, so they have the best chance at survival.
- We are way over budget with the trash, mainly because we keep getting charged with overfill penalties. It is an extra \$250 for them to comeback a second time. Everyone is overloading the center dumpster and not using the side dumpster. If you see the dumpsters are full, please call the front office and wait until they are emptied to use.

Treasurer's Report by Troy Purnell

Financial through August 2021:

- For the income we are \$47,524 ahead of budget. This is because we transferred \$50,000 from the reserve budget to do the erosion control work. We have spent \$57,000 on erosion work so far. There is \$10,000 in the budget every year to do the minor erosion work, but we did a lot of major work this year.
- Amenities are \$2,500 under budget. The entertainment account is a little ahead, but they have made that up in expenses. Furniture and equipment purchases were \$5,300 under budget. The pool contractor is

about \$2,700 over budget. The gate house is under budget \$5,800 under budget mainly due to staff. Overall expenses are \$2,700 under budget.

- Maintenance is \$34,178 over budget; this is due to the erosion control work. We have already moved that balance from the reserve account. The erosion control will probably cost another \$6,000 for the rest of this year's stuff.
- Utility expenses are \$9,300 under budget. That is mainly because the electricity cost was down \$23,519. The trash removal is up \$13,000. Half of that is because of penalties we have received from the company. A lot of this is due to renovations being done throughout the community. It is great that our homeowners are keeping up their properties.
- Overall, we are \$26,417 ahead of budget. We have already purchased the gazebo and the new mower, so we are on track to have a good year.
- We have a line of credit for \$150,000. This is because our bills are the highest for July, August, and September, and we do not bill the homeowners anything until October 1st. We use that credit line until we get the bill back in October and then we pay that credit line off.
- We will be preparing the preliminary 2022 budget and putting that up on the website under communications. You will have thirty days to comment on that, at which time we will have another meeting to pass the new budget.

Old Business

- A. [COVID](#): We have been very fortunate this year with them lifting all the restrictions. This made it a much easier year for the pools for us all. At this point we have had no reported issues with COVID. The event attendance was slightly off. Most of this was due to some people not feeling comfortable in large groups yet. Hopefully next year it will be much better.
- B. [White Horse Park Update](#): I encourage everyone that is interested to go directly to White Horse Park's website and get all the information on the outcome of their court case. It does not affect us. We have not been contacted by anyone in the county regarding the matter.
- C. [911 Address'](#): You need to have your 911 address listed on the front of your home; it is the county law. If you have done exterior renovations make sure you have put those back up.
- D. [4 Way Stop @ Bay Breeze & Assateague Way](#): It has been working well. There has been a learning curve with some of our long-time residents. Most of our residents are obeying it. For the most part it has slowed the drivers down.

New Business

- A. [Rec Center Pool Renovation](#): As you may recall we had some issues with voids in the plaster in the spring. Fortunately, we were able to get the materials needed to do the repair in time to open the pool for the summer. The pool does need to be re-plastered, and we will be re-plastering the kiddie pool at the same time. It will cost \$31,850 for the re-plastering. We are going to wait until spring 2022 because once it is re-plastered the pool must be filled, and for the next thirty days the plaster must be brushed or groomed every day. This will ensure a smooth surface and prevent cracks or lifting in the plaster. They will likely begin this work the end of March, weather permitting. We will be getting multiple bids, but there are not a lot of companies that do this type of work.
- B. [General Requirements for Special Outdoor Modifications](#): Any work being done to the outside of your home MUST be approved by the ECC PRIOR to having your work done.
- C. [Infractions to the Rules/Guidelines](#): There have been many residents asking for about enforcement of golf cart and speeding violations. If you witness any violations taking place, please report that to the office. We have ECC complaint forms on our website under communications. If it is a criminal matter, we advise you not to confront those involved, and please contact the Worcester County Sheriff Department.

Committee Reports

- A. [ECC](#): Mary Ann Bing- I want to remind everyone that any exterior work you are having done to your home, this includes gazebos and painting your shutters, you need to get approval before work can begin. We send the forms electronically from the office to get them signed, so it is usually quick. At this time there are no homeowners that have not completed their required repairs. Thank you to everyone for keeping their homes looking nice. Please remember that brown weeds are just as unsightly as green weeds. Only homes with rear yards that back up to common area can get the decks put on their homes. You cannot have a deck on the front of your home. Also, you will need county approval to add the deck. That includes a land survey, variances, and anything else the county, state, or federal requires for this. Hard top gazebos are not allowed by the county. Assateague Pointe is technically sited as a campground, so you are only allowed the soft top gazebos.
- B. [Storage Yard](#): Mary Ann Bing- We still have a long waiting list for boat storage spots. If you have a spot that you are not using, please consider giving it up. Current storage residents are responsible for their weeds in your spot. Some of the items currently being stored in our storage yard are dilapidated. We ask you to evaluate your items and remove or repair anything that is unusable.
- C. [Entertainment](#): Vince & Lynn Luca- Despite all the ups and downs with COVID we were able to have a full summer of events and they went well. We did not raise the prices on the events this year. Some challenges we faced were rising prices and vendor availability. We had a great team of chairpersons who really worked with us to make the summer go smoothly. Next year, we will continue selling refreshments at the Bingo nights, the Friday night hot dog sales, and the butterfly release. What we will need for next year is some volunteers to help us with do the Friday hot dog nights. If we can get thirty-two volunteers, (4 per swim) each would only have to do one Friday night the whole summer. The remaining events for this year are the children's Halloween party, HOA board meeting, children's Christmas party, and New Years Eve. Thank you to all the chairpersons who pitched in and helped us put all these events together.
- D. [Pool](#): Barry King- This year we had no damaged equipment at the Rec center pool. Unfortunately, the Clubhouse had multiple broken umbrellas and 18 broken chase lounges. It is not possible to buy just the back rest to repair the chase lounges anymore. We have almost enough in stock to repair all of them. Please remember when using the chase lounges to put the back rest into the slots. We have purchased a 2 fiberglass umbrellas for next year. These umbrellas can withstand higher winder and are much less likely to snap. Depending on how well they do next year we may replace all the ones at the Clubhouse with these fiberglass umbrellas and use the regular umbrellas at the Rec. center. The mushroom replacement for the splash pad was delivered this week, and the pool company will be installing it as soon as they can. This year was the first year the county allowed the lifeguards to have their certifications and license on their cell phones. Best Aquatics gave the county inspectors a list of employees that are certified along with their certification numbers. This prevents any further issues with lifeguards not having their certification on them. Like most businesses this year they had some issues with staffing lifeguards this year due to the lack of J1 visas. We also had some issues of parents not watching their children. There is a risk involved with any child being near water. It clearly states on our pool gates that any child under the age of fifteen must be accompanied by an adult. This year we fortunately did not have any issue with any near drownings. We again had issues with residents bringing glass onto the pool decks. Most of this is from residents bringing glass alcohol bottles. If the glass falls it will shatter everywhere, and if even a sliver goes into the pool, we will have to drain the entire pool. The pool will have to be washed, cleaned, refilled, and treated. That whole process will mean the closure of a pool for two and a half days. To avoid this please bring any food or beverages in plastic, paper, or Styrofoam containers.
- E. [Nature Conservancy Committee](#): Mike and Kay Whaley- Last week we cleaned out all the blue bird houses for the winter. We will clean out the purple martin houses around mid-October. They will be taken down and stored for the winter. The butterfly release had a large sixty person turn out. Dave and Brenda Hawk put together all that information, and they plant and maintain that whole garden. We ordered thirty-six butterflies for the release. They were a type of butterfly called painted lady butterflies. Next year we hope you can all attend the release.

Announcements

PLEASE CLEAN UP AFTER YOUR DOGS, WE HAVE MUTT MITTS AVAILABLE!

PLEASE SIGN UP FOR EMAIL ANNOUNCEMENTS ON www.AssateaguePointe.com
& JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!

Open Discussion

Q: Can you pay our HOA bills online?

- a) *Your statements are in a different format right now to be able to accommodate that. We are waiting on the bank of Ocean City, who we do our business with, to set up the portal so we can get this done. The goal is to have it up and running by the January billing. Your statement will still come U.S. mail, but you will be able to make your payment online. You can always drop your payment off at the office and we send it over to Purnell Properties interoffice.*

Q: How can I get a copy of my bill if the mail is late?

- a) *Call Purnell Properties or the Assateague Pointe office and we can have a copy of your bill emailed or faxed to you or our office for pick up. The bills are sent out the first week of January, April, July, and October. If you do not receive your bill, please contact us.*

Q: At what age can my children/grandchildren drive my golf cart in the community?

- a) *Currently Assateague Pointe rules dictate that only a licensed driver can drive a golf cart in the community. If you have a permit, you must have a licensed driver in the passenger seat. We have this in place to protect all our residents and their property.*

Q: Is it okay for another resident to question a teenage golf cart driver as to their age or license status?

- a) *Yes, any resident that sees a possible violation taking place may speak to them about it. We ask that all our residents speak to each other **respectfully**. If you see a violation taking place, we encourage you to report it to the office. This way we can keep a record of repeated offenses and take the appropriate action.*

Q: With the new decks, do you have to have double slider doors?

- a) *No, that is not required.*

Q: Can we move the other open top dumpster to the center to avoid overfilling the one that is there?

- a) *The one open top dumpster is over to the side because the steps are there. Some residents are unable to throw things over the top.*

Q: There is someone in the community that often speeds through the community and has almost hit several people, their dogs, and their property, what can be done?

- a) *Once an incident is reported to the office the ECC can write the homeowner a letter. Please include specifics in your report. If the violation continues, they will be sent another letter and brought up on trial with the board.*

Q: What do I do if I am not receiving the email blasts?

- a) *Contact the office and give us your information. Do not re-enter your email address. We will go into our email blast system and verify your information.*

Q: We have had a lot of vehicles parked on the roadways; can more be done by the gate attendants to change this?

- a) *When noticed the gate attendants will ask the residents to move the vehicle if able or will report that to the office. When reported they will receive a phone call, and if there is no compliance, they will be sited for that. A reminder to all residents if you have additional vehicles that do not fit in your driveway you can park them at the Rec. center or Clubhouse. If you see a vehicle parked in the street, please report that to the office or gate attendants.*

Q: If a member of the staff acts inappropriately is anything done?

a) *Absolutely. If you witness any inappropriate behavior from one our staff members, please report that to us so they can be reprimanded in accordance with the violation.*

Q: Can we have residents put their lot numbers on their houses?

a) *All the homes have the lot number on the meter on the back of your property.*

Q: Can we get baby changing tables in the bathrooms of the clubhouse and Rec. center?

a) *Yes. We did not consider this when doing our renovations of the bathrooms, but that is certainly something that can be added.*

Q: Can I park my golf cart on the grass by the dog park?

a) *You can park on the grass by the dog park except for July and August.*

Next Meeting

November 13, 2021, at 9:00 AM, at the clubhouse.

Motion to adjourn was made at 11:00 a.m. and was passed unanimously.

Recorded by Xanthe Lewis