

ASSATEAGUE POINTE HOA MINUTES

November 13, 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:

- All the equipment has been serviced, and everything is in good condition. We are only anticipated to have to buy one motor for one lawn mower, which is about \$3,000-\$4,000. There is \$10,000-\$12,000 put aside for equipment and repairs.
 - We are down to two grounds crew members, which is normal for this time of year. They will be on until end of November. Then as needed throughout the winter.
 - The clubhouse fountain has been repaired and running.
 - We have been working through the erosion control projects for about a year. All the original pipes throughout the community were galvanized. The pipes on the outskirts that get the most saltwater intrusion have eroded more quickly than most of the other pipes. We have completed most of those. The only large project remaining is the pipe between us and Frontier Town. Once Frontier Town closes for the season we will do that pipe. The money in our reserve fund was used to complete these projects. We allocate about \$12,000 to doing smaller projects, like the French drains.
 - The new dog park fence will be installed sometime during the week after Thanksgiving.
 - Pond algae treatment was success in all the ponds we used it in this year. We are getting bids to do all the ponds for next year. It makes a significant difference in the look of the pond.
 - There was a leak in the water pipe last week up by the lagoon. It was water and not sewage. They were able to completely repair it. The county plans to replace the liner in the lagoon. They have told us they already have the money in reserve for that, so there should not be any special assessment on your water bill.
 - Rec center has been painted, and all the road cracks have been filled.
 - We have not planted the new trees by the storage yard yet. That will be completed this season.
 - At the last meeting we discussed adding baby changing tables to the bathrooms. We have received them, and we met with the contractor to discuss installation. They will be installed as soon as he is available.
 - The trash bill has gone up this year. Unfortunately, some of our residents are throwing items away that waste management will not pick up. Please do NOT throw refrigerators in the dumpsters or overload the dumpster. Waste management will charge us \$400 for the visit and leave the dumpster. That cost will be past over to the resident responsible. If you are trimming your trees, please cut them into small pieces before throwing them away. The office has the phone number for Dennis Kinnamon, he can pick up old appliances for you.
 - The barrier fence around the Choptank transformer is broken. We have had it temporarily secured. They will be fixing that the week after Thanksgiving.
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Treasurer's Report by Troy Purnell

Financial through September 2021:

- The income was over budget by \$51,236 because we transferred \$50,000 from the reserve account for the erosion control. We still have another \$50,000 to do for next year but that money is already in reserve. Amenities are under budget by \$2,661. Expenses were over budget by \$8,357. That was a

combination of administrative and payroll taxes. Maintenance is over budget by \$61,000 mainly due to the erosion control costs. We will probably need to move \$25,000 from the reserve account in the within next three months, and probably mid-summer again. Utilities are under budget \$12,319 due to lower than budgeted electric costs. Overall, we are \$9,898 over budget. This will change once we move some funds over for the erosion control.

- We apologize for the billing issue that happened this past quarter. Unfortunately, the new billing system had been set to the wrong format. Next quarters bill will be much clearer as to exactly what it is. The one difference will be having your previous kilowatt hour reading on the bill. We have been unable to format the new bill to include that, but we are working on it. All these changes have been to enable you to eventually be able to pay your bill online. We are actively working towards this.

Old Business

911 Address: You must have your house number visible on the front of your house.

Rec Center Pool Renovation: We have received three bids and are still waiting on one more. At this point the lowest bid has come it at over \$33,000 from Trond's. They did the renovation of the clubhouse pool. We will be starting that in the spring so the pools will be ready to open. The money is already in the reserve account to complete this project, so there will be no special assessment.

Special Outdoor Modifications: Make sure you receive ECC approval for all outdoor modifications before you start the work. Only homes that back up to the common areas that wish to extend their decks must also get a county variance. For that you will need a land survey and an attorney to help you file that paperwork with the county. If your home is along the bay front that is a critical area, and you will need an additional variance.

New Business

2022 Budget:

- There will be no dues increase. We adjusted based on what we have done this year so far and what we are forecasting to do for November and December. On the income we have adjusted some things due to the storage yard increase we enacted last year. The budget was not adjusted last year to include that. We did not have to spend \$24,000 on furniture and equipment purchases last year, and we do not anticipate having to do so for the next two years. We spent more in administrative last year, so we adjusted that category. Also took the vehicle maintenance down because we did not spend as much. Interest costs were also down. Building maintenance is down \$14,000 because we are not expecting any major projects in the next few years. We raised the erosion control up to \$15,000. There has not been anything allocated for special projects yet, but we have put \$24,000 aside for that anything we may decide to do. We still have money allocated for WIFI support in the rec center and clubhouse. The administrative category will be amended to stay the same for next year, and that \$6,900 will be moved to contingency. Everything else worked out to be the same as last year.
- A motion was made to pass the budget except for the amendment of the administrative overage of \$6,900 to be moved into the contingency. It passed unanimously.

"Footprints" Report

- I had a few people thank me for the pools this summer. Even though I had some family issues things continues to run smoothly. They really like some of the new activities we are doing. I received a thank you card directed to the board regarding the different improvements we made to the community. They thanked us for getting the storage yard and dog park gravel filled in and the new gazebo. As a homeowner for over twenty years, they greatly appreciate us keeping the community as nice as it is. Right now, there is only one home for sale. Homes seem to be selling almost as fast as they are listed.

Beautification: Missi Clark- We need to fill in a pothole by the entrance of the storage yard. Out at the front sign I will add another rose bush in the spring. This will make that area symmetrical.

ECC: Mary Ann Bing- Even though it is getting cold out the weeds are still coming. Please make a trip down during the off season to take care of those. It is a great time to get work done around your house but please remember to fill out you ECC application for approval. I will get that back to you quickly. If your changing color it is helpful if you send me a swatch of the new color. Replacing of your HVAC system needs to be approved. You cannot put heat pumps in the community they have to be propane. Mike Deem of Deem Heating & Air retired this year. Artic Heating & Air and Big Wave HVAC have both done good work in the community.

Storage Yard: Mary Ann Bing- The storage fee will be added to the HOA bill in January. Make sure you fill out your registration form for what is being stored in your spot so you can get your sticker. Remember weeds in your spot need to be taken care of as well. Please, if you have a spot that you are not using, please consider giving that up. We have a lot of people waiting for one to become available.

Entertainment: Vince & Lynn Luca- We had a volunteer party for all our volunteers, and it went well. During the party I had a sign-up sheet for the hotdog nights next summer, and we got forty-one volunteers. Anyone who has signed-up for the hotdog nights if you have a specific date that you need, please let us know. The poster for the New Year's Eve party is posted on the website under events; it has the menu, pricing, and all other details. Please contact the office to reserve your spot by December 23. We have sixteen children signed up for the Children's Christmas Party on December 4. RSVP to the office by November 29. We are working on an events schedule for next year. Unfortunately, our Elvis performer has retired, so we will no longer be having that event. Our volunteers have had some ideas for new events that we will be filling in with. We are planning on have a full and active summer in 2022.

Pool: Barry King- The pools are both covered and ready for winter. RYT will be here within the week to winterize the pumps for the season. We invite you to go check out the freshly painted rec center, it looks very nice. This year we had a dog swim at the rec center pool. Thank you to Lisa Ward for chairing this event for us. It worked out great, and it was fun for both the dogs and their owners. We are going to continue this as an annual event. It will be held on the last day the pools are open at the rec center pool. The pool is shut down immediately after the event for sanitary reasons. The dog hair does not shorten the life of the pumps or the filters. What we would like to include for next year is taking donations for the Worcester County Humane Society. They are a no kill shelter that has been active in helping the cats and kittens of our community receive medical care and find loving homes. We will provide a list of goods they need and start collecting donations in the office about a month before the event.

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: What services does the administrative budget include?

a) *It is for payroll services and the community billing. It is in addition to the management expense.*

Q: Why did the gate truck gas go from \$0 to \$3,000?

a) *It is the same as what we spent last year; we just did not have it separated in its own category.*

Q: When was the last reserve study done for the association?

a) *Two or three years ago. We have that posted online for homeowners to view.*

Q: What are you anticipating the next large capital expense will be for the HOA?

a) *There are different categories, but road will be a huge one. Replacing the electrical pedestals. The pier, unfortunately that is not something you can have insured. If it is destroyed in a storm, we would have to cover the cost of repair or rebuild. You will see on the twenty-year plan we have each of these categories allocated in the upcoming years. The funds for these projects are kept in the reserve fund until they are needed.*

Q: With regards to the drainage pipes, is lot#187 on your list to complete?

a) *Yes, that is the next project getting ready to be done. That whole stretch behind where you are all the way down will have three pipes replaced. We have a list of all the spots we are aware of with issues in the office. If you notice an erosion issue on your property, please notify the office.*

Q: What do the red lines marked on the roads and properties mean?

a) *It is most likely telephone and/or cable lines. Before any excavation work takes place, we have miss utility come out and mark everything in that area so we can avoid hitting as many lines as possible.*

Q: Can we have the grounds crew blow some of the leaves that have fallen into the storage area back towards the wood?

a) *Yes, they have large backpack leaf blowers they can go through there with.*

Q: The Worcester County Humane Society takes donations of aluminum cans; can we collect those here and deliver the cans to them?

a) *Yes, we will look into getting bins to collect the aluminum cans at both pools and have our grounds crew drop them off there every week.*

Q: The fencing around the barrier has been broken many times by golf carts and cars, can we add bollards around it once it is repaired to prevent further damage?

a) *Absolutely, that would be great.*

Q: When are the paddle boats taken out of the water?

a) *We usually leave them until after Thanksgiving. The weather is generally nice enough that people can enjoy them until then. They go back in the water for Easter weekend. Also, there are new boxes coming for the lifejackets.*

Q: The shed by the front pond and gate attendant shack needs some freshening up and repair.

a) *We will have both power washed. Then we will repaint, and repair as needed.*

Q: Are the final financial reports for 2020 on the website?

a) *Yes, it is on the website under communication, there is a link for financials.*

Next Meeting

March 19, 2022, at 9:00 AM, at the clubhouse.

Motion to adjourn was made at 10:15 a.m. and was passed unanimously.

Recorded by Xanthe Lewis