

# ASSATEAGUE POINTE HOA MINUTES

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July 9, 2022, | Meeting called to order by Barry at 9:00AM

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## Board Members in Attendance

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Vice President: Barry King, Treasurer: Troy Purnell, Secretary: Joe Mosby, Member At Large: Missi Clark, Recording Secretary: Xanthe Lewis, Attorney: Ray Coates

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## Community Project's Update

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### In the last year:

A total of 13 major erosion jobs were completed and several other community projects, including:

- Grading work on lot 142
- New pipe and drain box on lot 344
- Finalized Lot 344 @ Skipjack
- New pipe at Assateague Way and Festival Lake
- Installed French drain at lot 508
- Repaired storms drain and pipe lot 465
- Regraded pull off @ dog park
- Refurbish the Rec Center Pool & Baby Pool
- Rec Center painted
- New Air Conditioner Units @ Clubhouse
- Multi-purpose Court @ Clubhouse (work in progress)
- Replaced the aging 55" TV @ Clubhouse w/ 75"
- Added a new 85" TV in Clubhouse for Special Occasions / Events
- New Kayak Racks in Storage Yard
- New "Mushroom" @ Splash Pad still has issues
- Planted 50 Crepe Myrtles on East side of Storage Yard
- New Memorial Benches facing the Bay @ Basketball Court
- McGee Park: new concrete in picnic area + Metal Benches have been removed and replaced with ones made from Synthetic Recycled Materials
- Dog Park: Added a Gazebo + new Fencing around park
- Added recycling Bins for Aluminum cans to benefit WCHS

## Property Manager's Report by Troy Purnell

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### Property Manager's Report:

- Erosion control continues to be an issue. We have the contractor scheduled for several upcoming dates. The front office has a list of the projects we still need to have done. If you have a spot that you believe needs attention, please contact the front office. We prioritize the worst spots first.
- The trash has been a large expense this summer. If you see the center dumpster is full, please go over to the side dumpster by the trees that is usually empty. When the trash is piled up on top of the dumpster waste management will not remove, and charge \$700 for the visit. If you know that you may have a lot of trash from an upcoming project, please notify the front office.
- This year we had all the ponds treated for algae. We have the contractor monitoring some more dense areas. It does take time for the chemicals to take effect.
- We have a full grounds crew staff this year, for the first time in about 4 years. They are getting a lot of stuff done, and the grounds look great.

Financial through May 2022:

- Income is \$34,980 over budget. This is from the reserve transfer we made to re-plaster the pools at the Rec. center.
- Amenities were over budget by \$30,000, because of the pool re-plastering. That is off set by the \$40,000 reserve transfer.
- Expenses are \$8,171 over budget. This is due to an early insurance payment, and payroll taxes increasing.
- Maintenance is over budget by \$62,322. We were slated to move \$160,000 from the reserve this year to cover maintenance projects. It does not appear we will need anywhere near that. We replaced two of the three AC units in the clubhouse. These were both original 35-year-old units. The cost to replace them was \$26,190.
- Special projects we spent \$41,838. This is made up of \$19,300 for the concrete work we did at the clubhouse, \$8,250 for the trees by the storage lot, dog park fence was \$7,200, additional benches were \$2,200, and tree trimming was \$4,500. Grounds maintenance is up by \$11,700. This is due to us having a full staff working full summer hours. We still have \$10,000 left in special projects to be budgeted.
- The reserve account has a balance of \$191,000. We add \$10,000 to the reserve account.
- Utility expenses are over budget \$8,815. This is due to increased electric costs. Trash is up about \$3,500.
- Overall, the numbers from May will show \$75,283 over budget. When we transfer the \$50,000 from the reserve account in July and \$10,000 from special projects in September that will go down to about \$15,000.
- The operating account has a balance of \$22,376. Also, the line of credit is maxed out at \$150,000. This will be paid down once the payments are received from 2<sup>nd</sup> and 3<sup>rd</sup> quarter billing.
- The board voted unanimously to move \$50,000 from the Reserve account into the Operating Budget.

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Old Business

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- A. COVID-New Strain: The new strain of Covid is accounting for approximately 54% of Covid cases. It is more resistant to the antibody vaccines being given to people. At this point, the department of health has not contacted us about any changes. We are still operating within the strict health department guidelines.
- B. White Horse Park Update: There is no change to the information given previously. You can view the court decision on White Horse Park's website.
- C. 911 Address': **You must have your house number visible on the front of your house! If your trees of shrubs are blocking the numbers, they must be trimmed back. If the numbers were painted over or have faded, they must be repainted in a contrasting color.**
- D. Frontier Towne Expansion: They have received approval from the county to do another expansion. This will not affect Assateague Pointe other than increased traffic on Rt. 611.
- E. Road Cracks: The cracks that are the most severe are located on a section on Assateague way by the lake. We may have that section replaced after the season is over. Also, we will have them go through the community and seal the cracks as need. This will most likely take place in the fall.

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New Business

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- A. Sewage Leak @ Mount Assateague Eastside: The sewage lagoon liner will be replaced sometime next year. All our waste will be pumped over to The Landings next door. The county already has the money in reserve to complete the project, so there will not be any special assessment.
- B. Power Vents @ Clubhouse & Rec. Center: Both the Clubhouse and Rec. Center have air conditioning units in the attic. The heat during the summer months makes the attic area unbearably hot. This kind of heat is very hard on the mechanical pieces up there. We are looking into adding power vents that will

be thermostatically controlled along with dampers. These dampers will also prevent the cold air from coming in during the winter months.

- C. [Electrical Damage @ Storage Yard](#): Many of you may have noticed some lighting issues in the storage yard. We were able to determine that one of the dumpsters had damaged a power pole. The electrician is working to repair the damage and restore the lighting.
- D. [Speed Bump](#): The speed bump on the curve on the bayside was damaged by the snowplow over the winter. We had the remainder of the speed bump removed. This has been a recurring issue with the speed bump in this location. With that being a blind corner, we know it can be dangerous. We are talking about replacing it with a non-permanent speed bump or put the speed bump before or after the curve.
- E. [Emergency Services](#): Under contact list on the website, you will find the contact details for the Board of Directors, as well as, Department of Natural Resources, Worcester County Sheriff's Office, and the State Police. We are **NOT** part of the municipality of the town of Berlin. If you need police services either contact the State Police or the Worcester County Sheriff's Office. For ambulance or fire services call 911. When calling for emergency services they will need your street address NOT your lot number.

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## "Footprints" Report

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- A. [Fred Verga](#): The Verga family is doing well. They miss Fred very much, as do all of us on the board. We have dedicated one of the benches by the pier to him for all his service to the community. We will take a moment of silence for Fred and his family.
- B. [From Kay Whaley](#): "Mike and I would like to thank all the AP owners and friends for all the cards, prayers and well wishes during the time of Mike's recent accident. He has been told that he should be in good shape with some rest this summer, and he will be doing this at ground level! I think Mike has lost his ladder privileges on his property as well as borrowing one. A special thank you to all our friends and neighbors that helped out that day. Sincerely, Mike & Kay"
- C. [Worcester County Water](#): For the last two years Worcester County has had an ordinance that they cannot shut off your water for nonpayment due to the pandemic. This ordinance has been lifted. They will shut off your water for nonpayment or overdue payment. Please make sure the county has your correct contact information so that you can receive and pay your bills on time. You can contact them at 410-641-5251.

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## Wall of Honor

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This award is dedicated to someone who has gone above and beyond in the service to the Community and does not have to be a homeowner. Due to issues stemming from the pandemic, we are not making an award this year.

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## Committee Reports

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- A. [ECC: Mary Ann Bing](#)- Inspections have been completed and thank you to everyone for keeping up with your homes. If you are doing **ANY** work on the outside of you home, you **MUST HAVE ECC APPROVAL**. This includes HVAC, shutters, courtyards, fencing, and concrete. Any exterior building requires a county permit. Thanks for keeping AP looking great!
- B. [Storage Yard: Joyce Wetzel](#)- We still have available spots on the new kayak storage rack. If you are interested in obtaining one, please contact the office. It is prorated for this season for \$10 and will be \$20 for the full year when it renews in January 2023.
- C. [Pool: Barry King](#)- The Rec. Center pool and baby pool has been re-plastered. Unfortunately, the light on the south side fell out. We were able to get that fixed without having to drain the pool. Once the pools are drained in the fall, we will permanently repair the fixture. The biggest problem we are having with both pools are with staffing lifeguards. This is an issue nationwide. We are very fortunate that we can keep both pools opened. The pool company did not have enough staff to keep up with the pool cleaning. We

reached out to another vendor, and they donated a vacuum to us. Our grounds crew has been cleaning the pools every morning. We are renegotiating our contract with the pool company because we are handling the cleaning ourselves. A storm with 24mph winds came through a few weeks ago. There was not any damage at the Clubhouse, but we did have damage at the Rec. Center. These umbrellas were secured to the bases, and they were both closed. One umbrella lifted out of the stand and blow across the pool deck, striking another umbrella. Another was snapped in half at the table. This was a 1 ½ inch oak pole that was in good condition. Thankfully, no one was hurt. We ask that you please listen to the lifeguards when they ask you to put your umbrellas down and tie them. When you leave, please close the umbrella. This is for your own safety. We purchase our pool deck furniture from Hit the Deck, and we only purchase commercial grade equipment. We did not purchase any new chase lounges last year. We have been in contact with the vendor about current pricing on them. If we put in a winter order, we will get a discount. The chase lounges last for about 8-10 years. The new court at the Clubhouse is a multipurpose court. It was added so residents could safely play without being in the pool walkway. A walkway violation could cause the Health Department to close the pool. The court will host the corn hole tournament. You will also be able to play shuffleboard there, the equipment has arrived. We do not need to polish the concrete further. The line stripping company will be painting the court line for us ASAP. Also, there will be a shed there to house the gaming equipment. The court is open during pool hours.

- D. Beautification: Missi Clark- We had 42 people come out this year to help with community clean-up day. I would like to thank everyone who came out to help, it looks great. The butterfly garden is doing very well and is labeled. Also, we will be moving the clean-up day to the last weekend of April for next year. This will give us the first weekend in May if we need to reschedule for rain day.
- E. Entertainment: Vince & Lynn Luca- Unfortunately, we were unable to get a price for the shrimp feast as far in advance as we would have liked. Our original vender that we have used in years past was not able to do it for us. Luckily, we have a local vendor who is coming to cook the shrimp on site. The cut off for the feast sign up is Monday. There are still many events coming up in July. We have two children's movie nights, rock painting, candy bingo, adult paint night, the community yard sale, and trivia night. Please check our website, events tab, for information about each event. Our crab feast will be the last Saturday in August, and we will have the same vendor as the shrimp feast. We will have a price for that as soon as possible. All our prices have gone up due to the inflation. Each event is priced to pay for itself. Louise Joule will be restarting her line dancing classes. She will have her information put on the Facebook page so she can organize the classes. The parade chaired by Bo Schultz and the picnic chaired by Tracey Trott went outstanding. A thank you to both for all their hard work. We only post 6 event flyers on the building doors. Please do not post any flyers on the doors. If you have any questions about creating an event, please contact Vince and Lynn. We would need that information by March. We appreciate all our homeowners coming out and supporting all the events.
- F. Nature Conservancy Committee: Mike and Kay Whaley- Work from the Nature Conservancy Committee has suffered this Spring and Summer. We have been "Slum Landlords," not maintaining clean safe resident quarters for our feathered friends. We noticed some activity the first week of May so hopefully our Bluebirds and Purple Martins nested successfully. The properties will be totally renovated this Fall and ready for new tenants next Spring. The plan is to expand housing for Bluebirds and Purple Martins. A new style of purple Martin hotel and several Bluebird houses have been purchased, assembled and are being stored for placement early next season. Also, we would like to see the OLD birdhouses around both pools be taken down and rebuilt. If you would like to volunteer, we would appreciate your carpentry skills.

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## Announcements

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**PLEASE CLEAN UP AFTER YOUR DOGS, WE HAVE MUTT MITTS AVAILABLE! PLEASE DO NOT ALLOW YOUR DOG TO DIG IN THE DOG PARK!**

**PLEASE SIGN UP FOR EMAIL ANNOUNCEMENTS ON [www.AssateaguePointe.com](http://www.AssateaguePointe.com)  
& JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!**

Q: Is there anything that can be done to the pool to make them more handicap accessible? Making the steps wider and/or smaller could help.

- a) *We previously investigated adding a ramp at the Clubhouse pool, but it was not long enough to meet the ADA standard. If we were to add a lift to either pool the lifeguards would have to get certified to operate it. Also, everyone would have to be whistled out of the pool before it could be used. We can definitely look into modifying the steps at the Clubhouse pool for next summer to make them more accessible.*

Q: In 2021 what was the amount of excess funds transferred to the operating budget, and what do you project for this year?

- a) *Last year we came in about \$8,000 over budget so nothing transferred over. We do not project a surplus for this year either with the rising costs of products and services.*

Q: Where do we see the expenses that are paid from the Reserve fund?

- a) *Nothing is paid from the Reserve fund. Any funds needed are transferred from the Reserve to the operating budget. All bills are paid from the operating budget.*

Q: Why do we keep repairing the playground equipment instead of replacing it? Can a special assessment be utilized to fund new equipment?

- a) *The bids we received two years ago for new playground equipment was \$180,000. We can look into getting revised bids for them, and we anticipate that price has gone up. It is possible to do a special assessment, but we try to avoid those as much as possible.*

Q: We are seeing a lot of trailers, boats, and RVs in driveways, why are they not in the storage yard?

- a) *In the blue book it allows a homeowner to store any of the above items in their driveway if we cannot provide them a storage slip. Unfortunately, we have a 60-person waiting list for the storage yard. We ask anyone who is not utilizing their slip to please return it to the office.*

Q: Can we put signs on the small dumpsters reminding residents to close the doors?

- a) *We can add signs, but unfortunately, we do not believe it will stop this from happening.*

Q: Am I allowed to have a rain barrel on my property?

- a) *Yes, but you must get ECC approval. Application forms are available on the website and the in office.*

Q: Where are the community bulletin boards located?

- a) *In the Clubhouse it is to the right of the TV, and at the Rec. Center it is straight across from the doors.*

Q: There is a goose in the community that has a large lump on its neck, who would I report that to?

- a) *Anything regarding wildlife please call DNR. If you see someone abusing wildlife, please videotape or photograph them so DNR has evidence of the offense.*

Q: The splash pad at the Clubhouse has some corner coming up.

- b) *We will be looking into replacing the pad in the fall.*

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## Next Meeting

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September 17, 2022, at 9:00 AM, at the clubhouse.

Motion to adjourn was made at 10:50 a.m. and was passed unanimously.

Recorded by Xanthe Lewis