

ASSATEAGUE POINTE HOA MINUTES

September 17, 2022, Meeting called to order by Keith at 9:00AM

Board Members in Attendance

President: Keith Shoff, Vice President: Barry King, Treasurer: Troy Purnell, Secretary: Joe Mosby, Recording Secretary: Xanthe Lewis

Property Manager's Report by Troy Purnell

Property Manager's Report:

- We need a new lawn mower. Everything else is running well. The mower will probably be purchased in the spring. Possibly a second one if necessary. They are about 15 years old and some of the motors have been replaced. Unfortunately, as they age some of the decks are also going bad. Although the grounds crew would like another gator, we will not be purchasing one for 2023, possibly 2024.
 - This was the first year in several years that we have had a full grounds crew. We did replace a few people this summer for missing work and not following guidelines. Overall, we have a good crew working and they were able to get a lot done.
 - The contractor will be starting back up on the erosion control soon. They will be starting with the worst drainage spots first and working their way down the list. You will see them a lot this fall.
 - The pond algae treatment has worked well. All our ponds are looking great. The ones on the north side needed an extra treatment during the summer. We have allocated the same amount of money next year to continue to treat them.
 - We just had the roof at the Clubhouse replaced. It was the original roof and was leaking in several spots. They will be adding power vents at the Clubhouse and Rec. Center.
 - Electrical repairs are ongoing. As the pedestals throughout the community rust on the bottoms we replace them. We are replacing about 10 pedestals a year, and we have that already in the budget.
 - The county does not have a timeline yet for when they will be replacing the liner in the lagoon. This should not disrupt the community when it is being replaced.
 - Last year we sealed a lot of the road cracks, and we will be doing the same thing this year with the smaller cracks. The seal usually lasts several years. That will be done in the fall.
 - Trash has become a huge expense. The fuel surcharges we are charged for every pickup used to be \$15 and is now \$150. Every time they pull a 30-yard dumpster it is \$585 just to show up and take it. We added an extra \$20,000 for next years budget, because that is what we were over this year. The fuel charges are mostly what put us over. Our 3-year contract with waste management is up in April 2023, they will give us a bid in December 2022. We will also get bids from other companies.
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Treasurer's Report by Troy Purnell

Financials through August 2022:

- **Income:** The electric charges income is -\$4,800, that will right itself after the next billing. Electric costs have gone up substantially. We bill based on what the electric company is charging. Our electric costs are over budget \$26,000. We are proposing to raise the electric charge to \$0.22 a kilowatt. This will make up for the deficit and prevent further loss. The association does NOT make any income on the electric costs. The only goal is to break even. We will send an email out when we raise the rate. We transferred \$90,000 from the reserve fund to the operating budget. This to cover the cost of the pool replaster, building maintenance, and erosion control. Overall, we are about \$7,000 less than we anticipated in the income.

- **Expenses:** The pool contract is down \$10,000 because we have not paid the final bill yet. This summer our grounds crew cleaned the pools several times. We are still working out that offset cost with the pool company before we make our final payment. Pool maintenance is over \$39,000 that is due to the pool replastering and is offset by the \$90,000 transferred from the Reserve fund. Overall, amenities are \$21,000 over budget. Expense is about \$7,000 over budget. The biggest thing in that category is the insurance. We talked with the insurance company, and they are anticipating 5%-7% increase in our rates. Our policies do not renew until March. We will be getting multiple bids for the insurance at that time. Building maintenance is \$20,000 due to replacing the two HVAC units at the Clubhouse. We are slated to do the unit for the Clubhouse bathrooms as well. That is also offset by the \$90,000 moved from the Reserve account. Ground maintenance is over budget by \$15,000. This is due to us having a full staff this summer. We don't see this number going down, it worked very well this year. Utility expenses are over budget mainly due to the Choptank electric rates and trash costs being higher. Overall, expenses are \$55,147.27 over budget. We expect \$30,000 of that will be taken care of with the next billing. That should bring us to \$25,000 over budget.

Old Business

911 Address: You must have your house number visible on the front of your house! This is very important for emergency personnel to be able to locate your house if needed!

Emergency Services Reminder: On the website you can find all the contact numbers for emergency services in this area, including State police, Worcester County Sheriff's Office, DNR, etc. If you find a contact number that is not included, please let us know so we can add it to the list. We are **NOT** part of the municipality of the town of Berlin. Please refer to our list for appropriate emergency services.

New Business

Splash Pad Renovation: The splash pad needs some repairs. We spoke with our pool contractor, and he gave us an estimate for taking up the rubber tile and putting in the new ceramic tile. They are estimating \$30,000 for the ceramic tile. We are asking for a bid for new rubber tiles, and we will get multiple bids for this.

Preliminary 2023 Budget: We are proposing increasing the dues for next year for a variance of \$93,960 additional. That breaks down to an increase from \$1,500 to \$1,680 yearly and \$125 to \$140 monthly per lot. We have added the increased electric charge in the proposed budget. Overall, electric increase of \$16,680 plus the dues increase of \$93,960 equals an additional \$110,000 that we must come up with to cover increasing costs. Increasing the monthly dues \$15 will accomplish this. We have posted the proposed budget on the website and sent out an email blast stating that the budget was posted. Residents will have until next meeting to comment and ask questions. During our next meeting we will have a formal vote on whether to adopt this for January.

This HOA dues increase is needed for several reason.

- The pool contract will increase next year from \$65,000 to \$90,000. This is due to an increase in wages, labor shortages, fuel costs, and the chemicals cost. Chlorine has gone up in price by 85%. We have asked the pool company to revise the contract to exclude them cleaning the pools. Our grounds crew will clean the pools next summer. This should save us about \$4,000. The only other option to save costs on the pools would be to reduce the operating hours.
- We increased the budget for the insurance from \$30,000 to \$38,800, based on projected 5%-7% increased rates.
- The building maintenance budget was increased \$9,700 to accommodate the new HVAC unit going into the Clubhouse bathrooms and any repairs the Rec. Center may need.
- Ground maintenance was increased by \$20,000 to bring that up to even with our expenses.
- We increased erosion control by about \$10,440, because we have a good amount of work that needs to be done this winter.
- Trash removal had to be increased about \$20,000 to cover the additional fuel charges.

"Footprints" Report

[Mike & Kay Whaley](#): Mike is doing very well. He has been out and about on his golf cart, even driving. We all wish him well on his continued recovery.

[Mike & Tracey Trott](#): They would like to thank Vince and Lynn Luca for another great season of events. We still have a few events left on this year's calendar. Everyone seemed to really enjoy the summer, and they really enjoy helping Vince and Lynn with many of the events. If anyone is interested in volunteering, please contact the events committee. Thank you for keeping AP the place to be in OC.

Committee Report

[Beautification](#): **Missi Clark**- We would like to add two or three more sprinkler heads to the area around the butterfly garden. Also, possibly having the sprinklers come on two or three times per day. The soaker hoses at the Clubhouse and the pier needs to be replaced. Possibly have those come on two or three times per day as well.

[ECC](#): **Mary Ann Bing**- Assateague Pointe is looking great. Please continue to keep up with your weeds. Remember, any exterior work **MUST** be approved **BEFORE** any work can begin. We have asked John Myers and our other trusted contractors to make sure they see the approved ECC form before they begin work. Reminder that **NO** wood burning fire pits are allowed in the community! Propane fire pits **ONLY!** All golf carts must be registered and have a visible sticker on them. The forms are available at the office and online. This spring when I do my inspections, I will be lifting golf cart covers to check for stickers.

[Storage Yard](#): **Joyce Wetzel**- You must complete a storage yard registration form regardless of whether you have something in your slip. Any items in your slip must be listed on the form so you can receive a sticker for them. If you did not receive your sticker, please stop by the office. There are several spots available for the kayak rack storage. That is a cheaper option for those storing just a kayak in your storage slip. If you are not using your slip, please considering giving it up, as we have a very long waitlist.

[Entertainment](#): **Vince & Lynn Luca**- Thank you to all our volunteers this summer. Especially those who help with multiple events. We put together our volunteer list for the party based on who signed the sheet at the event. The volunteer party is invitation only. Please make sure when you volunteer for a function you sign your name. The Hot Dog Nights were very successful with volunteers and patrons alike. It became a fun competition seeing who sold the most. The Halloween party is scheduled for October 22. If we do not have 10 kids signed up, we will cancel the party. The local crab and shrimp vendor did an excellent job with both of these feasts. Thank you to Tom Muir and Ray Civitella. Tom put together are first family feud night, and Ray put together our first trivia night. Thank you to all the residents who support these events.

[Pools](#): **Barry King**- It has been a great season. We had some issues with the staffing because there is a national lifeguard shortage. Most of the lifeguards were working 8-, 10-, and 12-hour shifts with no breaks. Next year does not look better unless they release the J1 visas. The Rec. center only suffered 1 piece of broken equipment. Unfortunately, the Clubhouse has about 30 chaise lounges that need to be repaired or replaced. Most of the breakage is in the back of the chair because the lever is not properly in place when someone lays back on it. The Cornhole court has been completed. Lines have been painted on the court for Cornhole and shuffleboard. We will be putting out the shuffleboard supplies next season. Last week the pool pump at the Clubhouse blew up and caught fire. The pump has been temporarily replaced; we do not know what the cost of that repair will be yet. It may have to be replaced if there are any county code changes. Luckily, we only had one incident of glass in the pool this summer. Please remind your neighbors they cannot have glass in the pool or on the pool deck. If you refuse to comply with that, the lifeguards can have the Sheriff come and remove you from the pool deck.

[Nature Conservancy Committee](#): **Mike & Kay Whaley**- Thank you to Brenda and Dave Hawk for all they do to maintain the butterfly garden and putting together the butterfly release. We had over 70 residents at the release. The only complaint was about the heat. Hopefully next year we can have some cover or shade during the release to make it more comfortable.

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 & JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!

Open Discussion

Q: Can we have the pools opened in the summer without the lifeguards like we do after Labor Day?

- a) *Worcester County will not allow it. Since we are classified as a semi-private pool the Health Department requires us to have lifeguards during June, July, and August. There is no way around that.*

Q: Can one of the pools be designated for adults only to cut costs?

- a) *It would not cut any cost. That would not change our status with the Worcester County Health Department or any of the requirements they place on us. Although in Delaware and other states they allow the lifeguards to whistle for an adult swim to take a break, but that is against code in Maryland. In Maryland the state code requires everyone to be out the pool if the lifeguard is on a break. The Health Department does do random checks throughout the summer season, and they are very strict. They will shut down the pools for any infraction.*

Q: When did we dissolve the finance committee?

- a) *About 10-12 years ago. Unfortunately, no one would show up on the committee. Now we use a third-party accountant to do our audit. It seems to work much more efficiently that way. All homeowners have access to view the financials on the website and ask questions and make suggestions.*

Q: Do we know if it would be cheaper to outsource the lawn care to a lawn company?

- a) *Any lawn company is going to have to make a profit to come in here. When we have bid it out in the past the quotes have been almost twice what we pay our grounds crew. We can certainly get some new quotes to see what it would be.*

Q: What is the status of having water run to the dog park area?

- a) *We are still waiting to hear back from the original contractor, but we will also get several other quotes.*

Q: What is the legality of renter bringing golf carts into the community? Are the electric bicycles considered the same as golf carts under the law?

- a) *Legally, we are allowed to prohibit renters from bringing in their golf carts to the community. It has always been for the safety of the community because those golf carts would not be registered. Both electric and gas-powered golf carts are considered the same in Maryland. The electric bicycles are considered under the same regulations as non-electric bicycle in Maryland. They do not require licenses to drive them. Please note that our speed limit remains 15mph regardless of the vehicle you are driving.*

Q: When the renters violate a rule why do we send a letter to the homeowner, especially when many homeowners have rental companies handling their rentals?

- a) *The homeowner is solely responsible for anything the renters they allow to rent their home do. If there is a violation the homeowner will be cited and/or fined. It is the homeowner's responsibility to inform their renters/rental company of all community rules. All homeowners must be registered with Worcester County to rent out their home.*

Q: Have we ever looked into solar panels for the Clubhouse and Rec. center roof to help offset the electric costs of those buildings and pools?

- a) *No, we haven't but that is something we can look into.*

Q: The deck boards on the pier are coming up in certain spots.

a) *We plan to repair that this winter as well as re-staining the pier.*

Q: Are golf carts allowed on the grass at the dog park?

a) *Other than in July and August they are allowed.*

Next Meeting

The next meeting is November 12, 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