

ASSATEAGUE POINTE HOA MINUTES

May 20, 2023, Meeting called to order by Troy at 9:00AM

Board Members in Attendance

Vice President: Missi Clark, Treasurer: Troy Purnell, Secretary: Joe Mosby, Welcome Member At Large: Tracey Trott, Recording Secretary: Xanthe Lewis

Barry King: It was a big shock to all of us to learn of Barry's passing. Barry was one of the most active board members in the history of Assateague Pointe. I personally talked with him a few times a week. There were always things he wanted to get done. He kept his eyes and ears on the pools and did a wonderful job doing that. Barry will be greatly missed not only as a board member but as a great friend.

Dear Assateague Pointe Family,

Thank you for thinking of our family during this difficult time. Your words and visitations were so kind and greatly appreciated. Thank you for sharing in the celebration of Barry's life.

Sincerely, the Family of Barry King.

Property Manager's Report by Troy Purnell

Property Manager's Report:

- The gate truck started having problems Thursday evening. It is under assessment currently and may need a new engine. The gate attendants are using the grounds truck for the time being. All the mowers are up and running. We shouldn't need to purchase one this season. Three of the paddle boats are in the water now. The others are waiting for parts to be repaired.
- We have a staff of four currently, which is perfect for this time of year. In the next few weeks, we are hoping to add a fifth part-time person.
- Last spring, we replaced two HVAC units in the Clubhouse. They were original from when the building was built. The bathroom unit is also original, but it is still working. We have set aside the money in the budget to replace it, but we will not be doing so until it is necessary.
- All the fountains are running well. We haven't had any issues with them this year.
- Two major erosion projects were worked on this spring. The one on Pegleg Way was completed, but I am not happy with the results. There is still work to be done back there. The other project was down on Bay Ridge Drive. We completed half the project, but we did not get enough dry weather to complete the whole thing. We will resume both projects in the Fall when we have dryer weather and lower occupancy. The Frontier Town pipe will also be completed then.
- We will have the pond algae treatment done again this year. It is an expensive project, but it keeps the ponds in great condition. If you see a problem with algae in one of the ponds, please notify the front office.
- The county has plans to replace the sewer lagoon lining in the next 5 years. This work will not interrupt any sewer function in the community. Worcester County already has the money in their budget, so there should not be any additional cost.
- Replacement of the Splash Pad surface is required at the Clubhouse pool. It is made of rubber, and it is in bad shape right now. We just received the bid from Best Aquatics, and it is about \$16,000.
- Road cracks are assessed every fall. If there are issues, we have them resealed.
- The pier has been stained and sealed again. We use a transparent stain that is suggested for that wood.
- The laundry machines continue to be an issue. The pod detergent does **NOT** go in the detergent trays, it will not dissolve. It must go in with the wash and you do not need more than one. We cycle the washing machines with only hot water, and bleach as needed, and there are always suds in the machines. Excessive detergent causes the waste lines to clog and keeps the water from draining. Also, residents are

washing items without shaking the sand off them. That sand will clog the lines very quickly. They have had to pull out machines to vacuum the sand out of the back drains. Please be mindful while using the machines.

- We have new contract pricing for the trash removal. It used to be \$500 a pull, now it is \$300. Also, the environmental service charge has been reduced. During the winter we have the small dumpsters pulled once a week, twice in the fall and spring, and three times a week in the summer. We have the large dumpsters pulled as needed. Thus far the new contract has saved us a lot of money.

Treasurer's Report by Troy Purnell

Financials through April 2023:

- Income is \$728 under budget. That is mainly due to the delay in posting the storage yard payments. That will be even next month.
- Amenities are under budget \$7,335. The pool contract we entered in the budget was more than it turned out to be in the end. We saved on having the grounds crew clean the pools. Also, we saved on furniture and equipment purchases.
- Expenses are under \$22,366. This is mostly due to being under budget in the contingency. Next month we will have a third-party account to do an audit as we do each year. This costs about \$4,000.
- Maintenance is over budget \$9,994. That is mainly due to keeping two grounds crew staff members on all winter. In previous years we have laid off the grounds crew from mid-December until March. This year we had them work through the winter and enabled us to catch up on many projects.
- Utilities are under budget \$19,411. The trash is under budget, but the electricity is overbudget.
- Overall, we are about \$18,683 ahead of budget so far this year.
- We have \$102,908 in operating cash account and \$185,778 in the Reserve fund. Every month about \$10,000 gets placed in the Reserve fund. That all goes to the projects listed on the Reserve schedule.
- Previously HOA's had two options, they could put money aside for large expenditures, or they could do special assessments for each large expenditure. Assateague Pointe has always done the former option, limiting us to only a few special assessments in the past 30 years for special projects like the asphalt roads, the pier, and the bathrooms. The law in Maryland has now changed and all HOA's must have a Reserve plan for large expenditures and only use special assessments for out of the ordinary special projects. This will not affect us as we already operate under that system. We will have to submit our Reserve plan to the state of Maryland in the next six months.
- We have increased the line of credit from \$150,000 to \$200,000 so we do not have to borrow from the Reserve or wait to pay the electric bills for July, August, and September. Once those months are billed to the homeowners in October, we pay off the line of credit.

Old Business

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

Power Vents at Clubhouse & Rec Center: We will be adding power vents to the gable ends of both buildings. It will help our HVAC units operate more efficiently by keeping the heat down in the attic areas. This should extend the life of the machines. John Myers is on the schedule to do that as soon as he can.

New Playground Equipment Survey: Out of 522 homes we had 303 responses, 88% of those were no. We will revisit our options for replacing the broken slide in the playground across from the Clubhouse. Unfortunately, they do not make the parts for the playgrounds we have. We will get estimates from a plastic company about either sealing the crack or making a new slide. Also, we could replace it with something else, or just remove the slide and fence off the opening. The rest of the playground equipment is in working order.

The Digital Marquee Signs: The digital sign at the Clubhouse was broken beyond repair, we had it for over 15 years. We purchased a new sign, and it is up and running. The digital sign on Assateague Way was repaired and is also running. That sign is around the same age, so we are planning for the possibility of it needing to be replaced in the future.

Electrical Discussions Choice and Solar: Unfortunately, the last thing we heard from Choptank is that their legal counsel would be responding to us, and we are still waiting to hear from them. We have not been able to get a representative to come to one of our meetings. In Maryland we do have a choice of supplier **ONLY** if another company steps forward to serve Choptanks area, but no one has done that. Choptank and Delmarva Power own all the electric lines, so another company would have to pay them to use it, which would be cost prohibitive. We will keep trying to get answers from them concerning solar and let you know. Everything in the community from the transformers on is the property of the HOA. That is why we have money in the Reserve fund to update electrical as needed.

Dog Park Upgrades: We decided not add benches in the gazebo for the time being. In the meantime, we will get some prices for benches, if it is something we want to do in the future.

New Business

Automatic Defibrillator Project: Barry was going to take charge of getting an AD and having a training class for at least 8 people. Missi will be taking over that project. She will be meeting with Barry's wife as soon as possible to get all that information to set that up. Xanthe has the list at the office of people who would like to participate in the class. If you are interested, please call the front office. You must be 16 years of age to participate.

Road Work 611: Starting May 22 until June 30, a stretch of Route 611 is being redone. This is from the Assateague Island bridge to approximately Bucks Place, where Route 376 intersects. As we understand it traffic will be reduced to one lane. We know this is inconvenient for many of our residents and employees. This work is at the behest of the state of Maryland. We expect to see some delays on 611 and 376. Please allow yourself additional time while traveling in that area Monday through Friday.

Committee Report

Beautification: **Missi Clark-** We had our clean-up day, and about 33 people came out to help. Even though it was a small group we got a lot accomplished. Thank you to everyone who came out and spread mulch, planted flowers, and got the pool decks ready. The butterfly garden looks good. We planted more milkweed plants and some more pollinating plants.

ECC: **Mary Ann Bing-** Things are looking great, inspections have been completed, and letters have been sent out. I will be doing second inspections third week in July. Thank you to everyone for keeping their homes looking nice. If you received a letter about your propane tank being rusted, you need to contact your propane supplier to replace the tank. Also, if you receive a letter about your skirting and it was damaged by the weedwhacker, or mower please notify the office. Please respond by email, phone, or letter to your inspection report. The weeds are growing and remember that deed weeds are just as unsightly. Also, be mindful of your overgrown shrubs. If you cannot walk between the houses, they need to be trimmed back. **DOGS MUST BE ON LEASH AT ALL TIMES, NO EXCEPTIONS!** We are planning to send out a Google form email about the golf carts. There are many golf carts in the community that are not registered, and don't have stickers or lot numbers. Everyone that receives the email can say yes, I have a golf cart and fill out the information, or answer no. If you do not have a sticker or your sticker is faded, or if you get rid of your golf cart, please notify the front office. The speed limit is 15mph for **ALL** vehicles. **WOOD-BURNING FIRE PITS ARE NOT ALLOWED!** You can only have the propane fire pits. If you are replacing your HVAC system, you must get approval. **NO HEAT PUMPS ARE ALLOWED!** The electric system was not built to support them. Thank you to Tom Cramblitt for helping with the inspections, and Sheila Jacobs for inspecting all the golf carts.

- *Since the last meeting we have learned that **ONLY Licensed drivers are allowed to operate golf carts and / or "other" registered vehicles. A driver with a "learner's permit" is NOT allowed to operate a Golf Cart even in the company of a "licensed" adult.***

Storage Yard: Joyce Wetzel- Everything in the yard has had a sticker put on unless it did not match what was on your registration form. I will be sending out letters for the weeds. You are responsible for the weeds in your spot. The HOA will take care of trimming the trees back and filling in the gravel, this will be in the fall. If you have something in your spot that has not been used in many years and is dilapidated, you will receive a letter. If you are not using your spot, please consider giving up.

Entertainment: Vince & Lynn Luca- Many of you don't know, but Barry and I did a lot of things together. He was the type of person that always asked about different things in your life. One of the last projects we did together was the Bulletin boards out front of each building. When I went through a health issue a few years ago, Barry got a team together for me to lighten my load. I will personally miss him very much. Saturday May 27 is the Flea Market run by Sheila Jacobs. Pools will open that day, from 10 a.m. to 6 p.m. The Meet & Greet is June 10, and we will have light refreshments. Puzak Memorial Golf Tournament run by Tony Matriona is June 17. Bingo is June 24, and we start Hot Dog Nights June 30 with the first midnight swim at the Clubhouse. All the events are posted on the website. Please contact the front office to sign up for any events.

Pools: Troy Purnell- The pools are getting ready to open for the season. Both pools will be open 10 a.m. until 6 p.m. Starting June 30 the pools will be open until 8 p.m., and Fridays there will be a midnight swim at the Clubhouse only. We are still dividing up some of the tasks that Barry handled in regard to the pools.

Nature Conservatory: Mike & Kay Whaley- Thank you to Bill O'Brien for the four new bird houses. Two of the houses will be placed at each pool area. We have twelve bluebird houses in the community, and we have had good luck with them. Two of the nests have eggs, and four of the nests have babies already. Also, we have two purple martin houses that we haven't been as lucky with. We will be adding a few more bird houses this year. All the bird houses have been cleaned. If you are near any of the houses keep your eyes open for our bird residents.

Reminder from last meeting- Butterfly Release: This year we have 25 individual monarch butterflies available for sponsor at \$10 each. You can purchase a butterfly at the office in memory or honor of someone, and you will release that butterfly at the release in August. It is first come, first serve on the 25 butterflies, so please call the office as soon as possible to reserve yours.

Announcements

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: The flags at the front are in bad shape, can we replace them?

a) *Yes, we replace them every year. Usually, late spring or early summer.*

Q: Since most people don't tie up the paddle boats when they are done, can we not put all of them in this year?

a) *No, they get used a lot. We ask anyone using them to be courteous and attach them to the dock.*

Q: Will the ponds be restocked this year?

a) *There used to be a truck that came around every year and did it. We will look into that.*

Q: There is a lot of poison ivy along the south long boat pond.

a) *We will put that on the list for our grounds crew.*

Q: Flag codes require that they be lit up at night, can we please get lighting on the flags?

a) *Yes, we can add solar spotlights to the polls.*

Q: I've seen young children on motorized scooters, are those allowed in here?

a) *No, electric scooters, skateboards, and bicycles are not allowed. If you see someone operating one, please notify us with their address or lot number.*

Q: Will the speed bump on Bay Ridge be replaced? Can we get a removable speed bump on South Longboat?

a) *Yes, we will put them on the list for the asphalt company. The one on the corner of south longboat has been a continued issue because of the snowplows. A removable speedbump can pop off if someone goes over it too fast. We may add a speedbump before or after the curve.*

Q: Can we get one of those portable speed flashers that are solar operator for Assateague Way?

a) *We can look into that. The last time we did they were costly.*

Next Meeting

July 8, 2023, at 9:00 AM, at the Worcester Preparatory School in Berlin.

Motion to adjourn was made at 10:20 a.m. and was passed unanimously.

Recorded by Xanthe Lewis