

ASSATEAGUE POINTE HOA MINUTES

September 16, 2023, | Meeting called to order by Missi at 9:00AM

Board Members in Attendance

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

Property Manager's Report by Troy Purnell

Property Manager's Report:

- We bought a new lawnmower this year, everything else is running well. One of the grounds vehicles we had was retired. The tags were turned in and the insurance was cut off.
- The grounds crew was fully staffed this year. If you have any issue with your mowing and/or trimming, please contact the front office.
- The Clubhouse bathroom HVAC unit is original to the building. We are anticipating having to replace that unit in the near future, so we already have the money set aside in the reserve to do that. The two other HVAC units were replaced last year.
- Fountains have been an issue this summer. The one at the pond by the Clubhouse and the one at the pond across from the Rec Center both needed repairs. They are both back and working. When they were being worked on the fountain at the front pond stopped working. That one was damaged by a fishing line. It needs a new motor which will be about \$6,000. The quote has been signed and we are waiting for the new motor to arrive and be installed. We ask all residents to be mindful when fishing in the front pond about casting your line that far out. The fish will not be hanging by the fountain stream, they will stay closer to the outside.
- Now that summer is over, we will soon resume the erosion work that was taking place on Bay Ridge Drive. The Frontier Town pipe will be completed once the campground is vacant. The next community areas will be the southeast side and the pipe going into the pond across from the Rec Center. We will also be addressing some of the smaller issues.
- The algae pond treatments keep the ponds looking great. We had to call the guys back out a few times this summer.
- Around the end of October, we will have the contractor fill in the road cracks. It takes less than a day to complete and will dry within the hour so there won't be interruptions.
- If you notice any loose or rotten boards on the pier, please report that to the front office.
- In the laundry room, please be mindful of the amount of soap you're using. Any pod detergent does NOT go into the liquid soap tray, it goes in with the wash. In the tray they don't fully dissolve and that plastic clogs the machines.
- We installed 2 electric power vents in the Rec Center and Clubhouse attics. They are on a thermostat and open when it becomes too hot. These help the HVAC units work more efficiently and for longer.
- The digital marquee up front was repaired and the digital sign at the Clubhouse was replaced.
- We had to make changes to the pool gates and the door handles at both buildings to comply with the health department code. The gates only open outward and the handles are up high to prevent a small child from entering the pool area unattended. We are working with them to make the doors more user-friendly.
- Lagoon Status: 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.

- Please break down your tree branches before you throw them into the big dumpster. If the dumpsters in the middle are full, please check the side dumpster, it is usually empty. We are charged for the visit even if they cannot pull the overfull can.

Treasurer's Report by Troy Purnell

Financial through July 2023:

- In the income category we are under budget, \$563. Amenities are over budget \$23,544, this is mainly due to the splash pad remodeling, which was \$15,590. The special projects budget will offset that. \$3,464 over in pool maintenance. While we were doing the splash pad remodel, we had to do a few things with the piping underneath that we had not originally budgeted for. We added the same amount to next year's budget, so we can split the water line which will make the mushroom and fountains work much better. Equipment is over budget \$4,084 due to the purchase of the new mower.
- Expenses are under budget \$206. Maintenance we are under budget \$35,143, this is mainly due to the \$13,719 in special projects that are allocated to offset the splash pad cost. Under budget \$12,387 for electrical system maintenance. That is allocated for any underground issues or pedestal issues that need to be fixed throughout the year. Building maintenance is under \$11,136 because we did a lot of maintenance last year and didn't need much this year. We are \$7,200 under budget in erosion control. Most of that will be used when we start the erosion work.
- Utilities are over budget \$17,931, most of which is due to \$11,959 in electricity costs. What this means is we will probably be raising the rate another penny next billing cycle to keep up with it. The only goal with the electricity is to breakeven. If anything changes, we will send an email blast to let you know.
- Overall, we are \$8,227 over budget. We do not foresee anything popping up through the fall that should be costly. That number should be roughly the same at the end of this year.
- In the operating account we have \$24,932, in the reserve account we have \$227,040, and we have borrowed \$150,000 from the credit line. In September we had the credit line raised to \$200,000. The credit line is used to cover the high summer electric bills and is paid back once the billing is received through the fall and winter.

Old Business

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

Electric (Solar + Choice): Unfortunately, no Choptank representative will respond to us on what we are allowed to do for solar. We contacted a few private companies, and we are hoping they will be able to give us some options. In regard to choice, we were told the legal department would contact us and we have not heard from them either.

Splash Pad at the Clubhouse Pool: The original contractor we hired did a horrible job and we had to fire them. We got a new contractor and busted out all the work they had done, and got it done. We will be adding another pressure line to the mushroom so that has better flow and runs consistently. There is still some work to do on the north side to add some drainage. That will be done once the pool closes.

Speed Bumps Replacement: We signed a proposal for Terra Firma to replace 3 missing speed bumps and repair 2 damaged speed bumps.

- Update: They will be in this week working on the speed bumps.

Pool Committee Responsibilities: Dave Neumeister and Mike Snyder have volunteered to assume some of the responsibilities of fixing the chaise lounges, umbrellas, and other equipment they can. They have done an excellent job this summer with that. Once the pools shut down, the grounds crew will take an inventory of the

pool furniture and set aside anything broken. Tracey Trott has graciously volunteered to take on some of Barry's responsibilities with the pools. If there are any problems with issues regarding the pools, we would like you to contact Tracey or the lifeguards. Tracey will coordinate with Bill and Troy to resolve any issues.

New Business

AED Project: We are still working on that. The company we were working with, they are requiring at least 8 people to go through an 8-hour CPR and AED training course to sell us the machine. They do not count previous training and the lifeguards are not included in that 8. We are also looking into other vendors who would not require that training and leave it to the lifeguards to operate.

Preliminary 2024 Budget: Maryland Law requires that the HOA must present a budget and give the homeowners 30 days to review it and ask questions before the Board of Directors vote on it. **We did NOT increase the dues for next year**, even though costs have gone up. This year we had a large amount in the contingency category, so for next year we dispersed some of that across the board. Across the board we increased everything by about 1%-2%, to keep up with inflation. Our only concern for the 2024 budget is possible insurance increases. Our insurance does not renew until March so they cannot give us a price until the new year. We will be getting quotes from multiple insurance companies. If inflation continues the way it has been, we may have to increase the dues for 2025. The proposed budget will be posted online and, in the office, and an email blast will be sent out. Please take the time before our November meeting to review the proposed budget. If you have any questions about the proposed budget, you can contact troyburn@aol.com.

County Inquiring about Fulltime Residents: Troy received a phone call from Bob Mitchell, the environmental program director for Worcester County. He said someone from White Horse Park had expressed a concern about people living year-round at Assateague Pointe and asked what our procedure was. The occupancy is taken every night and from October through March you cannot be here for more than 60 days per quarter. In January we review the total occupancy for October, November, & December and anyone in violation is sent a letter. We expect a response from them and all of that is kept on file. The county said that sounds fine, we will contact you with any additional questions. Just a reminder to everyone, you are not allowed to live here year-round and if you do you are putting Assateague Pointe at risk by doing that. If the county gets a report of a specific person living here full time it will mean repercussions for everyone violating that rule.

Grading of Storage Yard: We got some prices to regrade the storage lot. The problem is the millings that were done in there do a good job of sealing it, but it can't be regraded. The bids we received to break up the millings where needed and regrade for a total of \$19,500. It would still need the same maintenance every few years. I think it's in our best interest to just patch where it is needed. We also got a bid to trim the trees on both sides of the storage yard, which would be about \$5,000. During the off season we can have our grounds crew do a lot of that work and save the money. On clean-up day the crew can tackle some smaller things if needed.

"Footprints" Report

Community News: In July Kathy Shoff passed away. She fought a very long hard battle with metastatic breast cancer. Please keep Keith in your thoughts and prayers during this time.

Wall of Honor

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. We are not making an award this year, but plan to start that back up again next year.

Committee Reports

ECC: Mary Ann Bing- We had a great summer, and Assateague Pointe is looking great. Please continue to keep up with the weeds. Reminder: Any exterior work needs to have ECC approval beforehand. I saw online several people commenting about homes that have not done the upkeep they should have. The homeowners have been contacted and I'm working with them to get the issues resolved. These issues were not being ignored but are not put out as public knowledge. The evenings are getting colder, so I'm reminding everyone that NO WOOD FIRES are allowed. You can have propane flame only. I have done golf cart inspections, and letters will be sent out if you do not have a registration sticker and/or your lot number on there. It is important for all golf carts to be identifiable for the community's safety. Thanks for a great season and enjoy the fall.

Storage Yard: Joyce Wetzel- Thank you everyone for working on the weeds in your storage spots. We still have some work to do. The storage yard is a reflection of our community and I appreciate those who help clean it up.

Entertainment: Vince & Lynn Luca- We had a great summer; all the events went very well. I want to thank everyone who helped. The invitations for the Volunteer party went out last week. If you worked and do not receive an invite, please contact the office, and let us know which event you helped with. The hot dog nights will continue next summer. All the events went well. The chicken we had at the crab feast was amazing, but we apologize to those who had to wait while it was being prepared. We will work on that for next year. Tracey Trott has been our chairperson for the Farewell to Summer, but Pam and Jeff Baran, Bill and Carol O'Brien, and Sheila Jacobs will be taking over as chairpersons for next year. Thank you to Tracey for all your work and we know our new chairpersons will be great. Please note that on the event flyers if there is no chairperson it will now say events team. October 21st we are having our first, and hopefully annual, Oyster Feast. It is \$40 for adults and \$20 for kids over 6 years old. This includes oysters several ways, clams, ribs, hot dogs and beverages. Take a look at our flyer and join us if you can. During the hot dog sales, we had someone approach us and ask if she could help you work, I can do anything you need me to. This young lady is 13 years old. She gave us her schedule of when she was available and no matter what we asked of her she did it. Her name is Skylar Barnes and she lives here in the summer with her grandparents. We want to thank her for all she did!

Pool: Troy Purnell/Tracey Trott- Both pools ran well this summer. Our grounds crew is cleaning the pools every morning. We do not anticipate any major work needing to be done on the pools this winter.

Nature Conservancy Committee: Mike and Kay Whaley- We put up one new purple martin house, and we have another to get put up. Hopefully we will see some purple martins in there. We have three more blue birdhouses to get up this fall. If you're walking around look at all the birdhouses.

Butterfly Release: Brenda Hawk- This was the first year we released monarch butterflies. We ordered 25 monarchs that people could sponsor for \$10 each. That money went toward the cost of the butterflies. We had additional donations toward the release. Also, we had painted ladies that we released. Overall, it was a great day and next year we will increase the number of butterflies.

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

Debbie Reed Lot#201

Q: In reference to if the county got involved with the people living here year-round, how would it affect the rest of the community?

- a) *At white horse park, since there was many residents violating the rules, there ending up being a lawsuit. We do not have anywhere near the number of violators that white horse park did and we are*

much more diligent in enforcing it. If the county did take action, it would be against the individual owner and there wouldn't be any repercussions to those abiding by the rules.

Bill O'Brien Lot#269

Q: I am glad to see the dues are not going up next year, but do you have an estimation of how much it may increase in the future?

- a) *Whatever the consumer price index goes to in future years, we would have to increase that percentage to not lose money. If inflation stops rising and gas goes down, we may not have to increase the dues, but we are anticipating having to increase a small amount in 2025.*

Q: What was the cost of the splash pad renovation with changing contractors, and what will be the cost of the speed bumps?

- a) *The splash pad renovation totaled \$15,500. We had planned on spending \$15,000. The additional \$500 was not due to the change in contractor, but the piping work that was needed underneath. For the 5 speed bumps the total is \$8,800. Those were already allocated in the budget and will come out of the Reserve fund.*

Q: Is there anything planned for the future that would be a big expense for the community?

- a) *The only possible large expenditure that is not on the 20-year plan that is already budgeted for would be the Clubhouse kitchen. That is something that has been discussed for years. It would be about a \$50,000 cost. It's nothing that needs to be done immediately. In the future if we can fit it in the budget, it is a possibility.*

Q: What was the cost of the renovations on the gate shack? I've heard several different numbers. What was the scope of the work?

- a) *The cost of the renovation done by John Myers-A Plus Remodeling was \$12,400. The siding, the windows, and doors were all replaced. Any mold was remediated, and any rotten wood was replaced. We also had the interior painted and vinyl plank flooring installed over the existing floor. The gate shack is a small space, and these materials were ordered almost a year and a half ago so the cost would not be as much as doing a home now.*

Q: Was the roof replaced on the gate shack?

- a) *No, it was not. The roof on the Clubhouse was replaced around the same time as the gate shack renovations.*

Mike Whaley Lot#90

Q: There was an incident at the Clubhouse pool where a group was being obnoxious and throwing chairs, and the lifeguard asked them to leave, and they refused to leave. Can the lifeguard call the police and have them removed if necessary?

- a) *Yes. The rules in the pool areas are set by the Worcester County Health Department. If you are not complying with the lifeguards, you are in violation of the health department code. At that point the Sheriff's office can step in and remove someone if necessary. With this incident some of the other homeowners got involved and calmed the situation down so the lifeguard did not end up calling the Sheriff.*

Tom Cramblitt Lot#49

Q: Could we possibly get a pickle ball court at AP?

- a) *We can look into that.*

Next Meeting

November 11, 2023, at 9:00 AM, at the clubhouse.

A motion to adjourn was made at 10:30 a.m. and was passed unanimously.

Recorded by Xanthe Lewis