

ASSATEAGUE POINTE HOA MINUTES

November 11, 2023, | Meeting called to order by Keith at 9:00AM

Board Members in Attendance

President: Keith Shoff, 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 purchased a new mower this year and would like to buy another one next year at some point in the season. That money is already set aside in the budget for equipment.
- Currently our grounds crew is down to two people which is normal for this time of year. We got a lot of stuff done last year, and we will probably lay them off for a few weeks in January.
- We have a bid for the replacement of the last original AC unit at the Clubhouse. It is still functioning, and we won't replace it until necessary. We have the money for that set aside in reserves.
- The front pond fountain motor was delivered this week, and we will put it in place as soon as possible.
- Frontier Town is closing November 26th, so we will replace the pipe between us sometime after that date. The next project will be finishing the Bay Ridge erosion work and then replacing the drainage pipe at the Rec center pond.
- As you know the splash pad at the Clubhouse was redone this year because all the rubber tiles were coming up. The first contractor did a terrible job, so we hired a second contractor to come in and do it. They came back this fall and fixed the grading so it all drains into the middle. Overall, we came within \$900 of our original budget.
- We have spoken to our contractor about the road cracks, they will be giving us a quote this coming week. That should be completed before the end of the year.
- The pier was stained this spring. One board needed to be replaced this fall which was completed. The grounds crew will check it again in the spring and make any necessary repairs. If you notice a loose or rotten board, please report that to the front office.
- Trash has been pretty good; we are staying on budget even though we had more pulls this year than last year.

Treasurer's Report by Troy Purnell

Financial through October 2023:

- The electric charges were \$62,198 over what we had budgeted. We raised the rate on the electric a penny anticipated that the bills would be bigger for September.
- Amenities are over \$21,670 which is mostly due to the \$15,979 spent on the splash pad renovation.
- Expenses were \$8,991 over budget. This was mainly due to the interest being up from increasing our credit line from \$150,000 to \$200,000.
- We are under \$13,000 in building maintenance for this year. Electrical system maintenance is under \$12,000. We are over budget \$12,000 for maintenance, but that is coming down because we will not need what we have budgeted to get us through to the end of the year. Erosion is \$9,000 under budget. We are \$4,800 over in road maintenance, which is mainly due to the speed bump repair and patching. Special projects are under budget \$17,719 which offsets the cost of the splash pad renovation.
- In utilities the electric is over \$14,730. We have recently been told the electric rates are to go down, so we will wait and see what the bills come in at. Trash is \$288 under budget.

- Overall, we are \$40,000 ahead of our budget right now. We should end up close to that by the end of the year.
- On the balance sheet for the end of October we have \$189,000 in the bank. In November we deposited another \$150,000 in there.

Online Access: We have signed up through Bank of Ocean City with a company called RevoPay. In January we will be activating that, giving homeowners the option to pay their bill online. We will be sending out an email blast prior to the January billing explaining how that will work. Your bill will still be mailed to you, and you can still pay your bill with a check if preferred.

Old Business

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

Electric (Solar + Choice):

- Solar: We got in touch with a local electrical engineer about possibly getting solar in the community. He explained that for Choptank to allow us to do that in individual homes would be huge amount of work to justify it. We are one customer to Choptank, and they would need exact dates and timelines to be able to even plan such a project. He is going to give us some pricing on adding solar panels to the buildings and determine if it is cost effective in what it will save us.
- Electric Car Chargers: Assuming we're talking about a charger that draws about 30 Amps at 240 Volts, and that each cottage only has a 30-Amp 120/240-Volt feeder, I agree that it's not an option. (It's too much load, per National Electrical Code.) The 120-Volt charger that plugs into a typical 15-Amp receptacle would be fine; but that's a super-slow charger. I imagine your common-area buildings could have enough capacity for a 30-Amp 240-Volt charger. We are getting prices on what a charger would be to install at one of the buildings, about \$5,000 a station and a yearly fee. With those the person would pay to use through an app on their phone.

AED Project: I was directed toward a local distributor by one of our homeowners and have been in touch with him. He gave me a proposal for two different brands of AEDs. Both would be AED the community would own. The one I'm leaning towards is \$1,900 per unit and has an 8-year warranty. If anyone is interested in using the AED, if need be, that is not certified, you must go through CPR and AED training class. We will let you know the details of that as soon as possible.

New Business

2024 Budget & Long-Term Capital Reserve Study:

- The budget was introduced at the last meeting and there has been no increase in the dues this year.
- The state of Maryland passed a law requiring all HOA to have a long-term reserve study done. We contracted a local firm, George, Miles & Buhr, to do ours. It has caused somewhat of an uproar in many condo HOAs in Ocean City. Many of them did not have reserve funds and just did special assessments when projects arose. Fortunately, Assateague Pointe has always set money aside for our reserve, and has only done two special assessments. One for the roads and the other for the pier. They went very in-depth with our study, and it was very close to what we had been budgeting. We have been putting away \$120,000 per year towards the reserve, and they are suggesting we put away \$140,000 per year for the next five years.
- They suggested moving \$20,000 of the \$25,000 special projects budget into the reserve fund to keep the dues the same for 2024. In 2025 the dues could be increased \$10 a quarter to still have the larger special projects budget. Since the only special project currently being considered is redoing the Clubhouse kitchen, which can easily wait until 2025 or later, that makes the most sense.
- We will post the finalized reserve study on the website and notify you if there are any changes.

- As the reserve fund builds up more and more, we are looking into putting some of that money into business CDs so it can earn interest. Some of the rates are between 4%-6% and that interest can help in future budgets.

A motion was made to pass the budget for 2024 with the change in the special projects budget and passed unanimously.

"Footprints" Report

Community News: We were saddened to learn of the passing of Pat Van Tassel of lot# 468 and Ginger MacPherson on South Longboat Way. Please keep John and Darlene Hale of lot# 17 in your thoughts and prayers, as they struggle with health issues.

Committee Reports

Beautification: Missi Clark- I will start going around and preparing for the winter. Village greens winterized our sprinklers. Community clean-up day for next year is scheduled for April 27th with a rain date of May 4th.

ECC: Mary Ann Bing- Golf cart inspection letters were sent in September. If you received a letter, it was because there were either no 3-inch lot numbers, registration sticker, or the sticker lettering was faded. Please update any golf cart information with the front office and I will reinspect in the spring. Wood burning fire pits are not allowed, you can only have the propane ones. Please remember when filling out your ECC forms to include dimensions, colors, and specifications for HVAC units. We need to make sure that the HVAC unit is compatible with our electrical infrastructure.

Entertainment: Vince & Lynn Luca- I looked through the budget paperwork, and we were able to be under budget by \$311, even with all our big events. The oyster feast went great. Thank you to everyone who attended, and we are planning to have that again next year. The Children's Christmas Party December 2nd, please sign up by November 28th. We need at least 10 children to have the party. Also, we have our New Years Eve party, please sign up by December 26th. We have a tentative schedule for next year. The pools will be opening Memorial Day weekend, we are going to add a Bull Roast May 25th, the Golf Tournament will be June 15th, the July 4th picnic and parade will be July 6th, and Cornhole is August 10th. Hot dog nights will be starting on June 28th and will end August 30th. If anyone has an event, we have one Saturday open for next summer so please let me know. When the schedule is approved and finalized, we will post it on our website.

Pool: Tracey Trott- We are organizing getting the equipment needed for next year. Nothing was purchased this year. Both pools have been winterized, and the splash pad repair has been completed. If you have any problems over the summer at the pools, please contact me or the front office so we can take care of it.

Nature Conservancy Committee: Mike and Kay Whaley- We finished cleaning out the bird houses in September, and they are ready for new occupants in the spring. They were not all full this year, but we hope to see them full next year.

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

Lisa Ward Lot#162

Q: Are heat pumps allowed in the community?

- a) *Yes, but only if the specifications of the heat pump are compatible with our electrical infrastructure. That's why we need the specifications so the electrician can okay it.*

Donna King Lot#268

Q: Several homeowners have noticed the gate being left up by the gate attendants.

- a) *The gate should always be left down unless it is malfunctioning. I will remind all our attendants of that. If you notice it, please contact the front office.*

Q: Since we have seen an increase in our electric bills, is the HOA doing anything for energy conservation? Can the thermostat be turned up or down at night and staggering the AC units coming on? That can save a lot of electricity by keeping the demand low.

- a) *We have changed all the lights in each building to LEDs and we can look into programming the thermostats. The demand is highest in the summer months mostly due to the pools and having high occupancy rates in the community.*

Q: When is the ceiling in the Rec Center going to be fixed?

- a) *The roof needs a patch, and we have Chesapeake scheduled to come fix that for us. Once that's complete the ceiling will be repaired.*

Q: The Rec Center has the games and laundry machines that use a lot of electricity, could the profits from those be used to offset the electric costs?

- a) *We can look into transferring that, but we're not sure it would make a significant difference in the bill.*

Q: Why was there a change in the property management fees?

- a) *As discussed at the previous meeting we signed a 5-year agreement in 2016 that once the agreement lapsed operated under a CPI. For 2024 we have a new contract that is priced at the current CPI that will lock us in for three years.*

Joyce Wetzel Lot#519

Q: Is the kilowatt usage number on our bill just our usage or our usage plus common area usage?

- a) *It is just your personal usage. The difference for the common area is made up in the cents charged.*

Next Meeting

March 2, 2023, at 9:00 AM, at the Clubhouse.

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

Recorded by Xanthe Lewis