

ASSATEAGUE POINTE HOA MINUTES

March 2, 2024 | 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 have renovated the front entrance sign. John Myers did the carpentry work. Our grounds crew member Jay did the repainting and it turned out fantastic! As soon as it is dried and sealed it will be put back up.
- Most likely we will need a new lawn mower this year. All the equipment is being worked on, so it is ready for the spring.
- Over the winter we have been doing a lot of tree trimming, and cleaning up the pond areas. We will have a full staff this year, with three additional grounds crew members starting as we get closer to summer.
- The HVAC unit for the Clubhouse bathrooms is original but is still working. We have the money set aside in the Reserve for when it does go up.
- The Rec. Center and Gate Shack roofs have been replaced. That money was already set aside in the Reserve fund and does not affect the budget.
- Last year the state of Maryland passed a law requiring all HOAs to do a long-term reserve study. We had already been putting money aside for large capital items since the beginning to avoid any special assessments. Once the study was completed, they wanted us to put \$20,000 per year away. This year we used the money in the special projects fund and kept the dues the same. **Next year the dues will have to go up.**
- The road cracks will be sealed in the next few weeks. Our contractor has been delayed due to a covid outbreak in their company.
- We are still having our ponds treated for algae and they are looking great. All the fountains are working again. The front fountain needed a new motor.
- Erosion control still needs to be finished up on Bay Ridge Drive and North Bay Breeze Drive. We are waiting until around June to start so the ground has time to dry out. The Frontier Town pipe has been ordered and will be delivered soon. Frontier Town has given us the okay to start work.
- We have had some issues with the gate. The control panel went up in January and took about 3 weeks to arrive. Now our gate card reader is only working intermittently. That should be delivered next week.
- Trash has been good so far. We renegotiated our contract with waste management last year. Please break down any large items prior to placing them in the big dumpsters. It is \$560 to pull each container, so we try to get as much in as possible to save money.

Treasurer's Report by Troy Purnell

Financial through January 2024:

- The income is \$3,000 under budget due to 10 homeowners giving up their storage spots. We are going through the list and filling those spots, so that will change. Amenities are \$1,428 over budget. That is because we didn't have anything budgeted in those categories until March. Expenses are under budget by \$1,312. The biggest thing is the credit from the contingency. We're a little over in payroll taxes and gatehouse. Maintenance is \$1,543 under budget. If we need a new lawn mower that will be purchased in

April. Utilities are \$2,694 under budget, mostly due to the trash being under. Overall, we are \$918.50 under budget, which is good.

- Our \$200,000 credit line has been paid off. The credit line is used mostly to pay the summer electric bills. Those bills are due monthly, but the HOA only bills the homeowners quarterly. Once we receive your October payments, most of the credit line is paid off, and the rest with the January billing. As of January 31st we had \$107,000 in the Operating account, and \$280,000 in the Reserve fund.

Audit: Every year we have a third-party accountant audit the financials. The audit for 2023 was just finalized Friday afternoon and will be posted on the website next week. Overall, last year we took in \$26,085 more than we budgeted for on a 1.3-million-dollar budget. At each annual meeting the community votes as to what to do with any surplus, and the winner has always been to leave it in the operating budget.

RevoPay: You can now pay online with RevoPay. Go on our website and click on the RevoPay tab. The link will take you to the Assateague Pointe portal. We have corrected the limit so you can pay your bill in full. Please note that it is free when using a bank account for payment. There is a charge if you use a credit card because the credit card companies charge a fee.

Old Business

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

AED Project: The AED units have arrived. We will be making arrangements with the vendor who will help us install them and go over how to use them with the board. Also, we will have training with a local paramedic for those who are interested. An email blast will be sent when we have that information. Please contact the front office if you're interested in doing that training.

New Business

AP/WH & Worcester County:

- **Permits:** You must get a permit to do work on your home. Worcester county is coming in shutting down anyone doing work without one. We recommend you check with the county if you are doing any exterior or interior work prior to that work starting. Our ECC can only approve work based on our blue book, NOT state or county regulations. As our ECC application form says "If you are considering changing any structure from its original form, an approval by the Assateague Pointe ECC is required. Other permits or approvals maybe needed from other agencies in addition to this approval." It is your responsibility as the owner to make sure you have the permits necessary.
- **Pergolas:** A homeowner at White Horse Park wanted to install a large 10x20 pergola. White Horse Park lots are 40x50, and Assateague Pointe's are 50x60. The ECC at White Horse denied the request because of the size. She went to the county to try to overrule the ECC's decision. Worcester County does not allow two accessory structures, so she informed them that Assateague Pointe also has sheds and pergolas/gazebo. The county came through AP and sent letters to the 80 homeowners that have either pergolas or gazebos and informed them they must be removed by a specific day in May. We are working with White Horse Park and a lawyer to try a get a text amendment that would allow for two structures. The code also requires a six-foot separation between structures, and your steps are included in that six-foot separation. We are still in negotiations with Worcester County to get a favorable recommendation on a text amendment from them and the fire marshal. Once that is agreed upon, it would be presented to the county commissioners to approve or deny. We have legal fees in our budget each year to cover these types of expenses and we are currently splitting the cost with White Horse. We will keep you informed once we have an update.

"Footprints" Report

Community News: Please send prayers to Melanie Fluck lot#16, she has gone into hospice care. Our condolences to the families of Robert Moore lot#253, Mary Lee Walsh lot#254, Ruth Castelli lot#472, and Cathy Ortel former ECC Chair. They will be missed by many at Assateague Pointe.

Committee Reports

Beautification: Missi Clark- I am getting my list together of things to due on Clean Up Day on April 27th. The most extensive project this year will be removing the mulch in front of the Clubhouse, adding in topsoil and mulching. I hope to see you all there.

ECC: Mary Ann Bing- The community is looking great, thank you to everyone for getting an early start. Inspection will be done the weekend of April 26th. Golf carts will also be inspected. If you received a letter from the ECC regarding lot numbers and registration, you have until May 25th. You need ECC approval for anything you do on the exterior of your home. HVAC systems need to be approved. The electrician has to review the specs and make sure it will work with our infostructure. There are NO wood burning fire pits, you may have propane! The sparks are a safety hazard. Remember to clean up after your dog throughout the community and in the dog park. I want to announce this is my last year as chairperson of the ECC. If you are interested in taking over this position, please let the board know. I appreciate everyone's cooperation with the inspections.

Storage Yard: Joyce Wetzel- I have picked up the first batch of stickers and will be putting them on in the next few weeks. Anyone who hasn't turned in your storage form yet please drop it off or email it to the office. Please be specific with the items in your spot.

Entertainment: Vince & Lynn Luca- We have 40 events scheduled for this season. Our next meeting has been changed to May 25th. The Bull Roast, chaired by Joe Mosby, is back this year. The Flea Market and the Bull Roast are scheduled for May 25th as well. We are going to change the name of the Oyster Roast this year to honor Barry King. He was always big on wanting us to have an Oyster Roast at AP. Unfortunately, Barry passed before we had our first one. It will now be called the Barry King Oyster Roast. We are considering doing a Mingo night, which is music bingo. If so, we will let you know the details. The Christmas party last year was cancelled because we did not have enough children signed up. That is not the Chairpersons fault. This year we have an Easter Egg Hunt and Christmas party scheduled. Please contact the front office to sign up by the date listed on the flyer.

Pool: Tracey Trott- It doesn't look like there will be any huge expenses in reference to pool furniture, only minimal things need to be purchased. We will inspect everything on Clean Up Day. All the pump equipment was working when we shut down. In the Fall we completed the grading to the splash pad. The pool contractor is ready to start when the time comes.

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

Lot#319&472 Mary Ann Bing

Q: What does the \$300 for boat storage go towards? Can the weeds be sprayed?

- a) *It helps balance the budget and any repairs needed in the storage yard. Our grounds crew sprays about twice a year.*

Lot#405 Laura Vest

Q: If I leave a spare car in the storage yard, does it need to have a sticker?

a) *Anything in your spot should be listed on your registration form and have a sticker.*

Q: Will the text amendment allow for hard top pergolas and gazebos?

a) *No, only soft tops will be allowed.*

Lot#403 Jeff Baran

Q: Can we have contact information for Worcester County when we need a permit?

a) *We can add the main line to the county, and they can direct you to the right person depending on the permit you need.*

Lot#432 Sheila Jacobs

Q: Is there a schedule of erosion work?

a) *Right now, we only have the projects on Bay Ridge, North Bay Breeze, and Frontier Town schedule. After that it will be the worst spots first.*

Lot#507 Patti Hare

C: *Once the county has been in here with the pergola business, we have been concerned with how it will affect our situation. We are living here year-round in violation, and we see what happened at White Horse Park, so we have decided to sell our home. Also, we have a sea container in the storage yard that will be available once we move.*

Lot#348 Mike Howard

Q: What about the sheds that have been here that are not 6ft from the house?

a) *It's our understanding that the sheds that have been here since the home was placed are grandfathered in, and the county will not make you move them.*

Lot#202 Terry Watson

C: *I found out the with Suburban our propane was \$5.49 a gallon, and Sharp rate in Assateague Pointe is \$2.19 a gallon. We switched to Sharp, and it was a very efficient process.*

Lot#49 Tom Cramblitt

Q: What is the t-shirt exchange on the balance sheet?

a) *That is the value of all the inventory we have of shirts, hats, keychains, etc. We take inventory twice a year. The value will fluctuate based on sales and ordering new inventory.*

Next Meeting

May 25, 2024, at 9:00 AM, at the clubhouse.

A motion to adjourn was made at 10:40 a.m. and was passed unanimously.

Recorded by Xanthe Lewis