

# ASSATEAGUE POINTE HOA MINUTES

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*May 25, 2024, | Meeting called to order by Keith at 9:00AM*

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## Board Members in Attendance

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

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## Property Manager's Report by Troy Purnell

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### Property Manager's Report:

- We have put two new decks on the mowers this spring. There is a full grounds crew staff now. If there is any damage to your siding or skirting from the weed whacker, please notify the office.
  - Clubhouse HVAC units were replaced last year. The third unit to the bathrooms is original. We have the money set aside in the budget to replace it if it stops working.
  - We scheduled to have the Frontier Town pipe changed out this spring. There has been a change in management there, and they would not allow it that close to the season. That has been postponed until next year. Usually, erosion work is done in the Spring, but this year with the heavy rain fall it would not have been successful. We will finish up the erosion work on Bay Ridge and other areas this summer during the weekdays when it is dry.
  - Pond algae treatment will be done again this year. The road cracks have already been completed. It was a bigger job than it has been in years past.
  - We had some gate issues during the winter, that have been taken care of. There is a new card reader that is smaller than the old one. Your card must be within 3-6 inches from the reader to register.
  - If you dispose of tree branches or other large items in the dumpsters, please break them down into smaller pieces. When the dumpsters are overfull Waste Management will not pick them up, but we will still be charged for the visit.
  - The yellow and white road stripping will be done in the next couple of weeks. If you would like to have your black top resealed, please contact the front office.
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## Treasurer's Report by Troy Purnell

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Financial through April 2024: On the income side we are overbudget \$48,803. That is due to a reserve transfer to the operating budget of \$42,000, of that \$12,000 went to road crack sealing, and \$30,000 went to replacing the Rec. Center roof. Amenities were under budget \$10,929, due to furniture and equipment that we have not needed to purchase this year. Expenses are over budget by \$1,753 due to payroll taxes being increased. Maintenance was over budget \$41,628, which is offset by the \$42,00 we moved from the reserve fund. Utility expenses we under budget \$5,977, mainly due to the trash being under budget. Overall, we are under budget \$21,958 by the end of April. We have \$116,893 in the operating account, \$277,397 in the reserve account, and the credit line is paid off to \$0. Overall, we are in great shape. We do anticipate some mower expenses as the summer goes on, replacing a motor and deck. There have been some added grounds expenses with keeping the crew on through January, February, and March. We may need to increase that category for next year.

RevoPay: You can now pay online with RevoPay. Go to our website and click on the RevoPay tab. The link will take you to the Assateague Pointe portal. 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.

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## Old Business

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



**AED Project:** The AED units are here, and the vendor is meeting with the board this morning. The units will be installed as soon as possible. I have not heard back from the local EMT about the CPR and first aid training. For the Red Cross to come and do a session would be expensive, about \$135 per person to take the 5-hour class. All the lifeguards have CPR, first aid, and AED training. We own both our AED units, so we do not have to pay another company to service and monitor them.

**County Permits/Checks:** The county has decided they are going to be more proactive about coming into AP and checking on work that's being done here. Anything that you do may need county approval and/or permitting. The ECC only approves work based on our guidelines and is not a substitute for permits. We recommend that when asking for courtyard, flower beds, sheds, etc. approvals you include a drawing that's to scale of the planned work.

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## New Business

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**AP/WH & Worcester County Pergolas:** The county came in and cited about 80 homeowners for having two accessory structures. We, in conjunction with White Horse Park and a local attorney, looked into getting a code change. Unfortunately, we were met with resistance from the county department. It was made clear to us that they would not support a code change, which makes it unlikely that the commissioners would approve it and end up with an approximately \$7,000 legal bill. One of the homeowners at White Horse Park filed her own text amendment that was similar to what we were proposing. The county has delayed the date of pergola removal until after the hearing where the county will decide to oppose or support the text amendment, then it goes in front of the commissioners. We will continue to remain firm on the "no metal or hard top roofs" rule because they can cause damage in a storm.

**Updates on Guidelines:** We try to keep everything in the community updated as needed. There are sometimes changes made to the guidelines, and those are uploaded on the website under communications. Any major changes we will send out an email blast.

**Upcoming Election:** Our next meeting is the annual meeting we have at Worcester Prep in Berlin. It will take place July 13<sup>th</sup> and we will have our election. If you are interested in running for the board of directors, please send your bio to the front office by June 10<sup>th</sup> so it can be added to the newsletter. A copy of the proxy will be in the newsletter, and we have it in the office as well.

**Mosquito Spraying:** The mosquito spraying starts in June. We have requested they give us a schedule of when they are going to be here, but they have not gotten back to us yet.

**Homeowners Insurance:** Currently it is very difficult to get new insurance on your home. For those of you who have insurance be careful not to let it lapse. Most insurance companies are not issuing new policies for manufactured homes in coastal areas due to all the storms in Florida. JIA is the only company currently issuing new policies and it takes 4-6 weeks.

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## "Footprints" Report

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**Community News:** Our condolences to the families of Dolores Rooney lot#88 and Betty Anderson lot#369.

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## Committee Reports

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**Beautification: Missi Clark-** Thank you to everyone who came out for community clean-up day, you did an amazing job. We had about 56 volunteers that came out to help and every task on my list got completed. I appreciate everyone's help in making the community look amazing. We replaced some perennials that were dead. Any perennials we planted are native plants and a pollinator for butterflies and hummingbirds.

**ECC: Mary Ann Bing-** Things are looking great. Inspections have been completed and letters were mailed on May 9th, 2024. Re inspections will be the weekend of July 12-14. If you received a letter and your propane tank is rusty, or paint is peeling you will need to contact your propane provider to have it switched out. If you



received a violation for damaged skirting and you feel it is from the mowers or weed whacker, please file a report at the office, all other violations please have completed by deadline or communicate with the enclosed form sent with the letter with a completion date and explanation.

**ALL GOLF CARTS NEED REGISTRATION STICKERS AND LOT NUMBERS.** Golf carts were inspected last fall, letters were sent out with a completion date of 5/25; All homeowners who own a golf cart need to look at your AP registration stickers, some were unreadable, if this is the case for your golf cart, please go to office and have a new sticker printed. You **ALSO NEED LOT NUMBERS ON THE GOLF CARTS**, lot number on registration sticker doesn't count, you need both. If you have sold a golf cart and purchased a new one, please notify the office so their records are accurate. I will be going around to reinspect golf carts from last fall on the weekend of June 1st. I will be looking at any golf cart that was covered or needs appropriate stickers.

Just a gentle reminder; now that the season is getting into full swing, Golf Carts can only be driven by licensed drivers. The speed limit is 15 MPH within the development, please be mindful of your speed, there are many young children playing and riding their bikes. Also, wood burning fires pits are not allowed. You may have propane. As always, thank you for taking pride in your properties and keeping them looking great.

Jodi Smith has accepted the position of ECC chair next year. Mary Ann and Jodi will work together this summer to bring her up to speed. Thank you!

**Storage Yard: Joyce Wetzel-** The stickers from the registration forms we've received have been put on. We are missing about 30 registration forms. If you have not filled out your registration form, please do that asap. The form is supposed to be turned in with your payment.

**Entertainment: Vince & Lynn Luca-** Today we opened everything up, the Flea Market started this morning. The pools are open until 6 p.m. Starting June 28<sup>th</sup> the pools will be open until 8 p.m. and we will start hotdog nights at the Clubhouse. Last year we had 102 hotdogs sold in one night. We are still looking for volunteers for those nights, please contact Lynn or myself if you are interested. Today at 2 p.m. we have our Bull Roast, back for the first time since COVID. Thank you to Mike and Kay for sharing the recipe with us. We have about 70 people attending the Bull Roast this afternoon. I want to thank all of you for participating in our events. The calendar has been posted in the Clubhouse, Rec Center, front office, and online. Let's have another great summer of events.

**Pool: Tracey Trott-** Thanks to everyone who helped on the pool decks during clean-up day, we were able to get everything done. A special thanks to my pool committee Mike Snyder, Dave Neumeister, and Mike Trott. If you see something broken or that needs attention, please contact me. A thank you to Lisa Ward who has volunteered to do the radios at the pools this year. We had some new lifeguard stand bases built this year for the lifeguard chairs. A few new round tables were purchased for the Clubhouse pool. Some old tables that are in good shape but stained, we painted and we will see how that holds up throughout the summer. Please do not drag any of the tables. Six new chaise lounges were added at each pool. These chaise lounges we already had in storage. We purchased 25 new small tables, 13 for the Clubhouse and 12 for the Rec Center. We went with the ones they had in stock that have cup holders, so we did not have to pay a freight charge. At the Clubhouse pool there are electric boxes that have been damaged multiple times. This year we have zip-tied some of the small old tables to them to keep them safe. Please do not try to yank those off or move them. We had lighting installed on the crab deck and on the path and grill area. This will be convenient for midnight swims and evening events. Two new speakers were installed at the Rec Center pool. I can't stress enough the importance of listening to our lifeguards. When they ask you to do something they are doing their job. Please do not argue with them. If you have a problem, please contact me at 717-424-3396. If I don't answer leave me a voice mail and I will address it. I am requesting everyone make an effort to take care of the equipment. The better care we take the less we have to spend. Make sure your guests and renters are informed of this as well. Put your chase backs down, lower your umbrellas and tie them, and clean up after yourself. No hard footballs or balls in the pool, they can be painful when hit with them, stick to soft pool balls and toys. No smoking and no vaping on the pool decks or in the buildings. The pools are chemically safe to swim in. We do apologize for the cloudiness; we had some issues that are being addressed. **NO GLASS ON THE POOL DECKS OR CRAB ROOM AT ALL!** I am going to have the plastic cups available, so you don't have an excuse. If a glass container breaks on the deck the



pool must be drained, cleaned, and refilled. That is very expensive, and the pool would be closed for however long it takes.

Nature Conservatory: Mike & Kay Whaley- We take care of 9 bluebird houses and 3 purple martin houses. The bird houses have been cleaned out and we check them about once a month. As of last week, 2 of the bluebird houses had baby bluebirds in them. We haven't seen any purple martins yet. If you do go around and look at them, we ask you not to try and open the houses and disturb them.

Butterfly Garden: Brenda & Dave Hawk- If you haven't been to the butterfly garden we encourage you to do so. We had a great clean up day, and we have just put three new perennials in. Yesterday we found about 5 swallow tail caterpillars. This year, for the butterfly release, we have increased it to 35 monarchs for those who want to make a \$10 donation and release their own butterfly. If you would like to do so, contact the front office. The butterfly release will be August 17 and we will have lots of educational pictures for the children.

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## Announcements

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**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](http://www.AssateaguePointe.com) & JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!**

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## Open Discussion

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Joyce Wetzel Lot#519

C: I was able to get insurance through an agent in Ocean Pines. It is not the best policy, they basically insure it like a used car, they go by the assessed value. I did have to provide documentation that I had completely renovated my house to get coverage.

Vince Luca Lot#318

C: I will be sending in my bio and running for the board this year. Take some time to read mine. Thank you.

Terry Watson Lot#202

Q: Will the mosquito spraying take care of some of the ticks in the community?

a) *That is a separate treatment you would need.*

Donna King Lot#268

C: In November I had a termite inspection done on my house, and my yard was full of termites. They had not attached to the house. I called three different termite companies and Terminix was the only one that showed up. It costs about \$1,200 to have the house treated, but it's guaranteed for 3 years.

Louise Joule Lot#344

Q: Last year my dog was attacked in my backyard by a dog off leash. This year while walking my dog there were two loose dogs on the other side of the street. Can homeowners be cited for that?

a) *Yes, you can fill out a complaint form online or in the office and they will get a notice from the ECC. A reminder that it is Maryland law that your dog is supposed to be on leash.*

Kay Whaley Lot#90

C: I would like to thank the maintenance crew for trimming all the trees high so the mowers can get underneath them, and I think it looks good.

Jeff Baran Lot#403

Q: Has insurance had an impact on the sale of homes?

a) *It could delay your settlement date because it takes 4-6 weeks for the insurance to go through.*

Brenda Hawk Lot#156

Q: There are some trees at the butterfly garden that are low and falling in the garden. Can they be cut back or removed?

a) *Yes, we'll look at them.*

Eric Grepps Lot#160

Q: Can the pole light be directed away from the house and closer to the street?

a) *The electrician said we would have to have something custom made to put on there.*

Kris Nowak Lot#199

Q: The paddle boats don't have a proper way to attach them to the dock?

a) *We have crimped the latches to the boats to avoid people taking them.*

C: I'm doing the kid's pool party this year and would appreciate any help I can get.

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### Next Meeting

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July 13, 2024, at 9:00 AM, at Worcester Preparatory School.

A motion to adjourn was made at 10:35 a.m. and was passed unanimously.

Recorded by Xanthe Lewis