

ASSATEAGUE POINTE HOA MINUTES

July 13, 2024, | Meeting called to order by Keith at 9:15AM

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, Attorney: Spencer Cropper

Community Project's Update

In the last year:

- New roof on the Rec Center.
 - AED units installed at the Rec Center and Clubhouse.
 - Boards replaced, refastened, and stained on the pier.
 - Heavy trimming around the ponds.
 - Striped roadways and parking areas.
 - Filled road cracks.
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Property Manager's Report by Troy Purnell

Property Manager's Report:

- We have a full grounds crew this year. If you have any issues with your skirting being damaged from a weed whacker, please notify the front office.
 - Pond algae treatment has been done again this year and the ponds are looking great.
 - The mosquito spraying started in June; they are spraying every Thursday early in the morning.
 - The two main Clubhouse HVAC units were replaced last year. The third unit for the bathrooms is original, and it has stopped working. We have that scheduled to be replaced this coming week. That money is already set aside in the Reserve fund and will not affect the budget.
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Treasurer's Report by Troy Purnell

Financial through June 2024:

- Income is overbudget by \$58,058, this is mainly due to a \$42,000 transfer from the Reserve fund. That \$42,000 covered the \$30,000 for the Rec Center roof and \$12,000 for the road cracks. Amenities are under budget by \$21,884. This is due to us renegotiating the pool contract for our guys to clean the pools, pool furniture and renovations being under budget. Expenses are over budget by \$9,535, this is mainly due to gate house expenses being over budget. Maintenance is over budget \$26,562 due to the Rec Center roof and the road cracks. That is offset by the Reserve transfer of \$42,000. We have funds set aside for the erosion control projects. Those will most likely take place in August or September. Utility expenses are under budget \$5,196 due to the trash being under budget \$5,401. We renegotiated the contract with Waste Management a few years ago and that has saved us some money. Overall, we are \$48,437 under budget, mainly due to not spending the \$20,000 on erosion control yet. That still will leave us \$28,000 under budget.
- We have \$19,535 in the operating account, \$18,569 in the payroll account, and \$302,696 in the reserve account. Our loan from the bank of Ocean City is up to \$74,900. We have a \$200,000 line of credit with them, and it is used to pay the monthly electric bills through the season. The HOA bills the homeowners quarterly. The credit line allows us to keep up with those payments. We usually have that paid off by the 4th quarter.

Trash: It seems to be working well this year. We did have some issues over the holidays where they delayed some of our pickups.

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.

Pergolas & Pagoda Issues: 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 or gazebo. 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. It went in front of the planning commission on July 3rd. It was a public meeting but not a public hearing so only the applicant and the county staff were allowed to speak. The county staff was against the text amendment. The planning commissions voted 5 against and 1 in favor. The applicant from WHP is planning to modify her text amendment and resubmit it to the planning commission. We may be co applicants on this next one so Troy can speak at the hearing as well. Worcester County has delayed the date of removal of the pergolas until this matter is resolved. We are not optimistic that it is going to pass. This will most likely at least give residents the summer season.

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

Status of Fountains: The fountain in the front pond did not have the spray range it should and the fountain in front of the Rec Center stopped working. Once the parts come in, they will be repaired.

Work Order Status: We have two spots we are finishing up on North Bay Breeze and Bay Ridge. The pipe between us and Frontier Town has to go in on their side. For the last two years we have had that scheduled with them, but the new management keeps pushing it back. Hopefully that can be done this Fall or Winter.

New Business

New Legal Representation: Ray Coates is stepping away due to family issues and asked us to find a replacement for Assateague Pointe. Spencer Cropper from Ayres, Jenkins, Gordy, & Almand will be stepping in as our new representative. We have been using their law firm for various things over the last few months, including the pergola issue.

Splash Pad at the Clubhouse Pool: We are going to need to install a new pump at the splash pad just to control the mushroom. The current pump does not have enough flow. This fall/winter when the pools are shut down, we will install that. This will not affect the budget.

Fish Stocking: There used to be a group that came into the county. Now the only place you can get fish is across the bridge. We are looking into that, so we can restock the ponds.

Speed Bumps Replacement: They will be replaced and/or removed as necessary.

Resend Emergency Contact Form: This year we will be resending Emergency Contact Form to all homeowners. It has been about 5 years since we did that, and it's important for us to have updated information if we need to get in touch with you.

Updated Gas Pricing Comparison: Our negotiated contract with Sharp expired in April. The new negotiated price with Sharp is \$2.11, down from \$2.14. The contact we have at Peninsula is on vacation and no one in the

office will give any information on Assateague Pointe's account. Peninsula was \$2.39, we will update that pricing as soon as possible. Suburban will not give us a negotiated price. I suggest going with Sharp or Peninsula because Suburban is more expensive, and we won't have a set price.

"Footprints" Report

Moment of Silence for the AP members we have lost this past year:

Barry King Lot#81, Kathy Shoff Lot#346, Pat Van Tassel Lot#468, Robert Moore Lot#253, Mary Lee Walsh Lot#254, Ruth Castelli Lot#472, Cathy Ortel former ECC chair, Dolores Rooney Lot#88, Betty Anderson Lot#369, and John Hemmer Lot#376.

Please keep Lucille Smith in your prayers.

Wall of Honor

This award is dedicated to someone who has gone above and beyond in the service to the Community. We dedicate this year's award to Sandy McGee lot# 15. She has been instrumental in how the general Community looks. Her husband Joe became a friend and mentor to me and was instrumental in me being involved in the board. She has 7 grandchildren, 6 great grandchildren, and was loving called "pork chop" by her husband. Thank you for all you've given and continue to give to Assateague Pointe.

Board Election

Candidates & Election Results:

- Joe Mosby- Lot#13.....132 votes
- Tracey Trott- Lot#252.....165 votes
- Vince Luca- Lot#318.....67 votes

IRS Regulation:

- Operating Budget.....146 votes
- Reserve Fund.....43 votes
- Refund.....3 votes

Votes were counted by Xanthe Lewis-Office Manager, Susan Neumeister-Lot#529, Mike & Cathy Snyder-Lot#51, and Joi Grieg-Lot#268.

Committee Reports

Beautification: Missi Clark- We had 56 people come out on cleanup day to clean up all the common areas. Everyone did an amazing job, and I can't thank everyone enough. All the items on my list were completed. Thank you to the people who have helped me with weeding and watering the common areas. Even in this heat, everything still looks great so thank you very much.

ECC: Mary Ann Bing- Assateague Pointe looks great. Inspections have been completed and I did reinspection's on Thursday. Thanks to everybody who took the time to complete the work and get everything done. Anyone who did not complete work will be receiving a letter. Those will be sent out in the third week of July. Any exterior work needs to be approved BEFORE the work is started. Please include details of sizes and colors. This will speed up the process of getting your form back. If you are replacing your HVAC system that must be approved as well. Include the specifications. Any heat pumps need to be approved by the electrician so we know it will work with our infrastructure. Golf Carts need a registration sticker AND 3-inch lot numbers. Thanks for making everything look great!

Entertainment: Vince & Lynn Luca- We had some very successful events this year. The Bull Roast Joe handled perfectly; the beef was done to perfection. We had a nice flea market by Sheila, a great picnic by Tracey, a

fantastic parade by Bo and Kim, and Hotdog nights have been successful. It's been a fantastic start to the summer that I know will continue. Thank you to all the people who are chairing events and have done hotdog nights. We will continue to have hotdog nights every Friday. Tom Cramblitt is putting together a Mingo (music bingo) for some time in August. It will be on a weeknight. As soon as we are ready, we will send out an email blast with the details. Continue to support the events and make AP the place to be in OC.

Pool: Tracey Trott- The last two weeks have been very busy, it is usually the busiest time of the year. There are some issues I need to address. Please do NOT enter the pool area before 10 AM. Our lifeguards have been having people follow them into the gates as soon as they unlock the gate. They try to get there early to get their preparations done and people are pushing in behind them. If you come in at 10 AM and put your stuff down and leave and do not return within 30 minutes, your belongings will be removed and placed in the Rec center or picnic area. It is harder to monitor that during the day, but we will start enforcing that in the mornings. Please remember anyone under the age of 15 years old must be accompanied and supervised by an adult. Children are climbing all over the tables and the chaise lounge chairs, and it's breaking the slats. If the winds are more than 13mph please lower your umbrella. We've asked the lifeguards to lower theirs to signal everyone. Please listen to our lifeguards, don't argue with them. If you have a problem, please reach out to me through text. Make sure your guests and renters are aware of our rules here, that is your responsibility as an owner. Always place your chaise lounge chair backs in the down position and lower and tie your umbrellas when you leave. This is also for your safety; an open umbrella can fly up and out of a table when it is windy and injure someone. THERE IS NO GLASS IN THE POOL AREAS AT ALL. I plan to discuss with the board to initiate that you will be responsible for the cost of emptying out the pool and refilling it if you are responsible for the breakage of the glass. Plastic cups are available in the Clubhouse kitchen and by the TV in the Rec Center, please empty your glass container into the cup before entering the pool deck. No smoking or vaping on the pool deck, there are designated areas outside. Thank you to Mike and Cathy Snyder and Dave and Susan Neumeister for helping with all the equipment.

Nature Conservancy Committee: Mike and Kay Whaley- Several years ago Keith requested we start something to look after the birds in Assateague Pointe. We go around every three to four weeks and we look in all the birdhouses. If there are no nests, we clean them out. A lot of times we look in there and see eggs or chicks. We haven't been very lucky at getting the purple martins in. The last time we checked we saw what appeared to be purple martins in the one by the pool. We have been fortunate with our bluebird houses, especially the one that is beside the dog park. Thank you.

Butterfly Garden: Brenda Hawk- Our butterfly garden is federally recognized as part of the national registry of monarch waystations. We put another flat of zinnias there. Yesterday we found about 6 monarch caterpillars, some swallow tails, and a chrysalis. We put some new markers in the flowers. August 17th we are doing the butterfly release. If you would like to donate \$10 to release your own monarch, sign up at the office. We have 35 monarchs available and a group of painted ladies for the children to see. A tent will be placed there to keep us cool.

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

Bill O'Brien Lot#269

Q: The bluebook allows for up to 7 board members, why don't we add two members to the current board?

- a) *It is a board decision to expand from 5 to 7 members. The board has always chosen to leave it at 5 because it's easier to manage. It is much easier to get our business done that way.*

John White Lot#377

Q: Can the HOA look into putting car charging stations in the community? The flag at the front entrance is not illuminated at night, can we add solar lights?

- a) *We have looked into it, and it would be an expense to the HOA without much return. There are charging stations available within 5 minutes of AP. The solar lights were broken in a storm, there are spotlights on the ground, but those need to be updated to pencil lights.*

Paul Coleianne Lot#465

Q: Since we have a surplus in the electric charges can our electric bills be reduced next quarter?

- a) *What we've always tried to do is breakeven, if we have any overages, they are used to subsidize the budget. July, August and September usually go over what we bill due to higher electric use from the pools and homeowners, so that will most likely even out.*

Donna King Lot#268

Q: Can we get a sign that the lifeguards can put out when the umbrellas need to come down? The intercom system in the office is hard to hear, can that be fixed?

- a) *We are going to have the lifeguards whistle to everyone to put their umbrellas down. I can usually understand them and if not, I will ask them to repeat. Both intercoms are a few years old.*

David Lewis Lot#458

Q: Is there any solution to making the gate card reader easier to access?

- a) *The new reader we have is the only one available that is compatible with the system we have. The mounting system is built to have the reader flush to the panel. If we move the mounting system or white post, we risk a car damaging the reader, intercom, and camera. We will continue to look for a solution to make it easier to reach.*

Brenda Hawk Lot#156

Q: Is it in the plans to add something for shade at the butterfly garden? The trees near there are falling into the garden, they were trimmed a few years back but need to be redone.

- a) *We can get prices to add something there and trim back those trees.*

Rosemary Patricelli Lot#321

Q: Do we do anything to address what might be stored in the containers in the storage yard? Do we allow owners to keep boats on their property?

- a) *It's the same with the shed, the HOA doesn't know what someone is storing in there. If you have a storage spot it's no more than 48 hours, if you do not have a storage spot you can keep the boat in your driveway.*

Mike Whaley Lot#90

Q: We increased the storage spot fee to \$300, was that to increase more spots available?

- a) *It was never the intention to increase the number of spots, it is revenue that goes back into the community. If you want to rent a spot anywhere else, it's at least \$900.*

Next Meeting

September 21, 2024, at 9:00 AM, at the clubhouse.

A motion to adjourn was made at 11:00 a.m. and was passed unanimously.

Recorded by Xanthe Lewis