

# ASSATEAGUE POINTE HOA MINUTES

September 21, 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 will probably need a couple of new decks for the mowers. We always keep money in the budget for one brand newer mower if needed. Right now, we have been replacing motors and decks as needed. A new Walker mower is about \$16,000, and the Ferris mowers are about \$22,000. We do have the money in the Reserves and the budget if we need to replace one.
- The last few years we've been keeping two of the grounds crew over the winter and will again this year. There is ongoing maintenance that they do throughout the off-season. Jay did a great job with repainting the entrance sign, so this winter we will have him work on all the street signs.
- The Clubhouse bathroom HVAC unit was replaced this summer, it was the original unit. All three Clubhouse units are new.
- Fountains have been much better. We did have a task this year with getting them up and working. We switched repair companies, which has helped a lot. This year we will discuss winterizing them instead of leaving them running.
- There are two erosion control projects scheduled. One of them is the stretch on Bay Ridge and the other is North Bay Breeze. The contractor came out and is finalizing his bids. They are going to regrade on the way down. It will be more extensive than we originally anticipated. I am going to get two more proposals from other companies. As soon as Frontier Town closes, we will ask if we can replace that pipe, they have new management again so we will see. We have about 30 areas in people's driveways where the galvanized pipe under the cement box is rusting out and holes and cracks are forming. The worst spots will be taken care of first. We are also getting bids to replace one of the pipes going into the ponds.
- Lake Source does our pond algae treatment. We had to call the guys back out a few times this summer. When we have a problem, they usually get out quickly.
- The county has plans to replace the sewer lagoon lining in the next few 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.
- Last year we renovated the splash pad. We thought that it might have needed a new pump. A few plates were changed on the smaller fountains, so more water was draining back into the middle which helped a lot. We asked the lifeguards to turn the mushroom on every day.
- The pier has three new ladders and added two life rings. We had an incident where someone fell overboard and had a tough time getting up. They are metal instead of wood, so they won't rot. We do need to replace some of the caps.
- A reminder that the tide pods do not go into the liquid detergent dispenser, please put it in with your load. The coin machine in the laundry room stopped accepting bills so that will need to be repaired or replaced. The washers and dryers are running well. They are serviced each year in the spring and run on hot water cycles about once a month.
- Trash is a little over budget. We had a couple issues in the beginning of the season with late pick-up, and people are still overflowing the dumpsters. All trash must be in the dumpsters, not in front or around. When the dumpsters are too full, Waste Management charges us \$500 for the visit but does not pull the dumpsters. Walmart has free recycling dumpsters that are open to the public.

Financial through August 2024:

- On the income side we were over budget by \$56,987. This is mainly due to the electric income being \$14,176 over budget and moving \$42,000 from the Reserve fund for the Rec Center roof and the road cracks. Amenities are under budget \$1,249. We are over in the pool contract because we used the prior year's number, we have corrected that for next year. We're under in furniture and equipment by \$5,198. Expenses are over budget \$16,167. This is mainly due to \$5,298 over in the gatehouse and \$5,628 over in legal accounting. Maintenance is over budget by \$24,379 due to the \$30,000 to replace the Rec Center roof. That is offset by the Reserve transfer. Ground maintenance is over \$16,871 because we kept the crew on through the winter months. Utilities are over budget \$5,358 due to the WIFI being \$5,189 and trash being \$5,024 over. Electricity is under \$7,024. Overall, we are \$11,487 under budget, which is tighter than we would like. I anticipate breaking even by the end of the year.
- We have \$32,249 in the Operating account, \$18,810 in the payroll account, and \$328,313 in the Reserve account. Our line of credit was \$100,000 as of the end of August, and we have borrowed another \$50,000 since then. That pays the electric bills until we receive everyone's payments in October and November.
- 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. 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.
- At the end of the meeting Keith and Troy signed the agreement to renew our credit line of \$200,000 that was approved at a prior meeting.

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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!**

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.

Pergola & Gazebo Issue: The text amendment was originally submitted by us to see if there would be a possibility to allow two accessory structures. It became apparent quickly that the county commissioners would not approve it. One of the homeowners at White Horse Park decided to present an amendment on their own. We supported the text amendment with the exception of limiting the parking to one spot. It received an unfavorable 4-2 recommendation from the planning commission. They brought it to the county commissioners, who have previously had a bad experience with the White Horse Park full time residency issue. They listened to testimony from our residents and theirs, and the commissioner supporting us realized it would not pass so he asked to table the discussion. He will try to gain support before further discussion, but we are not optimistic it will pass. Since this has been tabled, the county isn't moving forward. Once it is decided they will most likely contact you by letter.

Full-Time Residents: We have not heard anything from the county about full-time residents. White Horse Park was a major issue because about 1/3 of their residents, including 3 of their board members, were full-time. That has been taken care of and we haven't heard anything else about it.

Spotlights at Flag Post: The electrician was able to use our existing lights and aim them towards the flags instead of the sign.

Tree Trimming at Butterfly Garden: After the meeting we will go down there to see what needs to be done. Depending on how extensive it is we may need to hire a company to do that. We also need some trimming around the Clubhouse pool trees.

Speed Bump Replacement: All the speed bumps are in and functioning. We will replace them as needed.

Fish Stocking: The fish wagon no longer comes on the Eastern Shore. Next March we will make a trip across the bridge to purchase some. They put them in bags with oxygen, then you place the bags in the water so they can assimilate and cut open the bag to release the fish. They should cost around \$200.

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## New Business

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Preliminary 2025 Budget: As we have been warning for a while now, the dues are going to go up. Right now, we are \$140 per month and we're proposing to increase it to \$150 per month. When we had our Reserve Study, required by the state of Maryland, it showed we need to put \$140,000 a year away instead of \$120,000. Last year we moved \$20,000 of the \$24,000 in special projects money to the Reserve. Special projects are for a one-time feature or improvement. To reinstate special projects and increase the categories where it is necessary we are proposing the \$10 monthly increase. We plan for all major future expenses, so we do not have to do any special assessments. The proposed 2025 budget is available to view on [assateaguepointe.com](http://assateaguepointe.com) under communications, budget/financials. The \$67,000 variance under income is the transfer from the Reserve Fund. You can go through each category and see where we made adjustments. Since 2024 is not over the anticipated category is based on the current numbers from this year and last year. We are anticipating having a surplus of \$9,939. The main questions we get are about electricity. The HOA owns everything from the transformers to your pedestal. We buy the electricity for \$0.19 a kilowatt hour, but we add a few cents when billed to the homeowners. This covers the cost of the electricity for the gate, gate shack, Rec Center, Clubhouse, pools, pond fountains, and streetlights. Anything left after those expenses goes back into the budget and can balance where it's needed. We do not have common area expenses listed as a separate item because they fluctuate throughout the year making it impossible to catch up during our busiest months. As the electrical system ages, we are replacing underground wires, pedestals, and meters. Please review the 2025 budget and send any questions to the front office, they will be sent to the appropriate person.

Grading Storage Yard: It seems to be pretty good right now. We fill in the potholes with stone or grade it as needed.

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## "Footprints" Report

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### Community News:

- Our condolences to the families of Kathy Bendistis lot#410, Alan Rodgers lot#518, John Hale lot#17, and Bonnie Smith lot#193.
- The town of Ocean City has announced they are moving Spring Feast up a week to the last weekend in April and Cruisers up a week to the first weekend in May. They are making room for another spring event that is rumored to be another music festival. Please adjust your schedule accordingly.
- The beaches were closed for a while due to medical waste, Ocean City and Assateague Island have opened back up.
- Thank you to the person who decorated with pumpkins and mums in the rock garden at McGee Park!

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## Committee Reports

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ECC: Mary Ann Bing- Assateague Pointe is looking great. Continue to keep up with the weeds. Everything on the exterior needs to be approved before the work starts. Evenings are getting colder, no wood burning fire pits only propane. Remember your golf carts all need registration stickers, if you need one stop in the front office. A lot of companies that are doing work in the community are putting signs up. No signs are allowed which is stated in our deed book. The only exception is political signs are allowed within 90 days prior to the election. Flags are allowed.

Storage Yard: We did have a few issues over bike weekend with people leaving trailers in the boat yard. If you do not have a storage slip you cannot park anything in the storage yard. All vehicles must be in your driveway or in a spot at the Rec Center or Clubhouse. Trailers at the Clubhouse must also be in a parking spot. We will send an email blast reminder before next year's bike week.

Entertainment: Vince & Lynn Luca- There have been 17 events since our last meeting and needless to say all went well and that's a reflection of the chair people who make the events successful. They all did a great job for the events they volunteered for. We brought back the pool party chaired by Kris Nowak which was a welcomed addition and was successful and enjoyed by all who participated. We followed that up with Ice Cream Day that went well. Our chairperson for Trivia Night was unable to be with us and asked me to fill his night with an event which allowed us to try MINGO (Music Bingo) chaired by Tom Cramblitt who did an outstanding job with the introduction to something different. The event drew 47 people who said it was enjoyable and would like to have it in the future. Tom and I along with his volunteers discussed some changes that we will probably make in 2025. We ended the season with the Farewell to Summer which according to the 100+ that attended said it was beautifully decorated and a HUGE success. Lynn and I especially need to thank all those who volunteered for the 10 hot dog social nights that were held and to the Hart's and the Drosey's who are the Bingo and Mingo Night hot dog volunteers. Thank you to everyone who attended and supported the events. We have four more events this year. The Dog Swim next Saturday from 3-6pm at the Rec center pool. October 12<sup>th</sup> is the Volunteer Party, and we are locking down the menu for that. Please RSVP to the front office. The Barry King Oyster Roast is October 5<sup>th</sup>, contact to office to reserve your tickets by October 1<sup>st</sup>. We have a Christmas Party scheduled for December 7<sup>th</sup>. The last two years we have not had enough kids, hopefully this year we will. The New Years Eve party will be from 8pm-1am in the Clubhouse. We are hoping we'll have a pergola on the concrete area in McGee Park before next year's butterfly release. The hotdog machine is only to be used for events, it does not come with the rental of the room. It is locked and the event chairs have the key. There is a charcoal grill outside if you want to use that. Thank you!

Pool: Tracey Trott- Thank you to all the homeowners, thing ran well this year. The Dog Swim will be at the Rec Center Pool ONLY on the 28th from 3 to 6 pm and then will close immediately after the Dog Swim. We had a lot of windy days and storms, and it has damaged many umbrellas this summer. There is going to need to be some equipment purchased. Please make sure that the umbrellas are lowered and tied closed whenever you leave the pool. Also lower the back of the chaise lounge chairs as well. All of this will help to keep down our expenses of buying new furnishings for the pool. We are still experiencing people bringing glass into the pool areas. Again, I hate to sound like a broken record, but NO GLASS IS ALLOWED ON THE POOL DECK AREAS (this includes the Crab Deck at the Club House Pool). Everyone thinks, it's no big deal, I'll be careful, but accidents are just that, accidents. Please leave ALL glass inside the Club House or Rec Center. Red Solo Cups will continue to be provided next year for your convenience. We will be enforcing a fine to any homeowner that is responsible for the glass breakage. They will be responsible for the complete cost of what we are required to do, emptying the pool, cleaning, and refilling it, when glass is broken on the pool deck. So, remember, if you rent or allow family and friends to stay at your home, make sure they are aware of the rules, all violations fall back to the homeowner. A very special thanks to Mike Snyder, Dave Neumeister and Mike Trott who have helped to fix things throughout the summer. If you see something going on at the pools, say something, either politely to them or to the lifeguard, that is their job. Please contact me with any issues and I would be happy to address it. The electric boxes on the patio were covered with the small tables and zip tied to prevent them from being damaged. Unfortunately, people were cutting the zip ties and moving them wherever

they wanted. They were zipped tied there for a reason! Also, keep your children and grandchildren from climbing on the furniture, those slats can easily break. Also, thanks to Lisa Ward for turning on the music everyday.

Nature Conservatory: Mike & Kay Whaley- The birdhouses have been emptied as of this week. Two weeks ago, we cleaned them all out, two of the nine had nests in them. One of the nests had four bluebird eggs. They are cleaned and ready for next year. The purple martin houses have not been as lucky. We have three new bluebird houses, and they have been put up! Thank you to the grounds crew for putting them together. Each birdhouse has a number on it so Kay can keep notes on what we find in them. The new ones are 10, 11, and 12. Look for them as you drive through the community.

Butterfly Garden: Brenda & Dave Hawk- The Butterfly Release is a great event; this was our third year. It doesn't cost anything to attend, and you can get your own butterfly to release for \$10. We had a tent for shade and water bottles for everyone. We ordered 25 monarchs but some were still in chrysalis, so we had 17. Also, we had two dozen painted ladies. We brought our parsley plants down with caterpillars on and one turned into a chrysalis the night before the event. They all turned out to be swallow tails and flew away this week. This year we've added more perennials to the garden. Thank you to Kay who helped with the readings and my stepdaughter who helped with the kids and the posters. We had 22 individuals' donors this year. Thank you to whoever put the new flags up in the garden. We also had a donor that bought a new morning glory that I painted. I'll put that away before winter. There are butterfly and botanical gardens up in Dagsboro, DE. They gave us some ideas for our garden here. It's a really nice place to go if you have not been. If you wanted to plant something in the garden, please check with us first for plant and placement. During clean up day we added a lot of native perennial plants around the community and milkweed by the pier. Thank you to everyone who supported the event and the garden.

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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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Mary Ann Bing Lot#472

**C:** There was mulch dumped by the Clubhouse playground that now has grass growing in it.

a) *We will go take a look at it, and clear that out.*

Tom Cramblitt Lot#49

**Q:** Throughout the summer about half a dozen times I confronted people that had kids as young as 6 driving their golf carts. I usually ask them if they are homeowners and half the time they are. All owners should know the rules, you need a license to drive a golf cart. Can we get a few signs to put under the speed limit signs?

a) *We will look into signage. If you see a child driving a golf cart, please report it with their lot number or address to the office.*

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## Next Meeting

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November 9, 2024, at 9:00 AM, at the Clubhouse.

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

Recorded by Xanthe Lewis