

Minutes for November 19, 2011 Board Meeting

1. The meeting was called to order by President Joe McGee. He led everyone in the Pledge of Allegiance and a moment of silence for our troops and veterans. Joe thanked Vince Miller for all his years of service on the Board of Directors. Everyone gave him a big round of applause.
2. Treasurer's Report by Troy Purnell. Assessments are a head \$47,000.00 and \$3,000.00 behind in operating income. Administrative expenses are down \$7,826.00 Utilities are 11,587.00 higher, which is our electricity, propane, and trash. Maintenance is up \$38,073 and \$38,000 of that was on erosion control. Amenities were \$7657.00 less. Excessive Revenue over expenses \$12,847.83. Troy said in the next 2 months we will go over our budget by \$10,000.00 to \$15,000.00. One of the reasons is because we had the grounds crew worked an extra month this year.
3. Property Managers Report-Troy reported that the grounds crew worked an additional month on erosion control issues. There will be erosion control work that has to be hired out because we need large equipment, like a back hoe. The front waste water treatment berm has a slow leak and the county is working on that problem.
4. Old Business: A. Extra storage lights in the boat yard. A panel box had to be added down by the marquis, so we can add an extra light near the front entrance to the storage area wired from the marquis. We will add another inside the storage area on the right side. This work will begin next year.
 B. **Drainage issues**- there were 4 or 5 major areas were fixed and part of the problem with these areas was that the homeowners have their down spouts draining into the main drains, which washes out and erodes the sides and fills in the drains with dirt.
 C. **WIFI**- This is a budget item. We need to add extra antennae's thru out the community at a cost of \$9,476.00, and \$2,200.00 for City Media technical support.
 D. **Thefts**- There is a new trial date of December 8, 2011 at 9:30 AM. We have been made aware of the alleged man that stole the batteries has now been arrested for taking shopping carts from the Food Lion.
5. **New Business: A. Pool Business-**Vince Castelli made a motion to accept Best Aquatic Bid for \$43,993.00 for the pool management for 2012 season. 2nd by Bob Molle and All were in Favor.
 B. **Dog Regulations**-Joe said that our Blue Deed Book requires all dogs to be on a leash except for inside the fenced in area. Bob Molle also added that when dog owners are walking their dogs down to the dog walk area, PLEASE respect the properties on the way. The ECC has a letter about the dog regulations in the community and it will be in the up coming newsletter. Valerie was asked to put a note on the marquis sign about dogs being on a leash. Joe also said that if you rent your home out you are not supposed to let renters bring animals. If you, as a homeowner, witness this, you can file a ECC complaint and it will be addressed by the committee.
6. **Committee Reports: Boat Storage Committee**-Dale Verga reported that this year there were 43 violations and they have been taken care of. Dale thanked her assistant, Fred, for helping her. Dale also wanted to thank the board and the grounds crew for trimming back the trees and the shrubs.

Entertainment committee-Children's Christmas party needs volunteers to do this event. It is Dec. 3, 2011 at 2:00 PM. Melanie Dixon is checking to see if she can get someone. All the children's gifts are to be dropped off at the office or the day of the event at 11:00AM.

Committee Reports: Budget committee would like to change the name to Financial Review. Pat Griffith asked how many boat storage areas there are. Valerie told her 174. **The Financial committee is requesting that the amount, the date paid, and the check number be put into the computer in the comments area.**

Budget Committee- Joe said the name has been changed from the Budget Review committee to **The Financial Review Committee**, which is more in line to what they do. Pat Griffith, chair person, said her committee met with Troy and comptroller and at this time all of our questions were answered. Troy said that when the boat storage money is paid before the beginning of the next year will go into a balance sheet. Rather than going into the income statement.

ECC Committee-Cathy Ortel said she had scheduled 4 hearings, 2 fines- one was for \$200.00 and the other was \$1,000.00 and 2 more are up for an appeal. Cathy said she has 2 new hearings at 3:00 PM. Cathy said this has been areal good year and there was a lot of cooperation. Cathy explained how the fine system works. She said that for first offense it would be \$100.00 per incident and if the same homeowner has the same violation the next year your fine will go to \$200.00, 3rd year-\$300.00, etc. The homeowners coming in today are repeat offenders. Onto other business; Cathy told the board it was necessary to address the dog issues, because of the escalated dog incidents and situations that were putting human beings in jeopardy and very unfortunate complications so we, the ECC, has had to go to the next step. If someone files a complaint, we will go thru the regular process of a letter being sent out with the violation on it. Cathy addressed the dog policy issue that any courtesy personnel, grounds crew, office staff, ECC member or board member that witnesses an incident, the violator will be automatically fined \$100.00. Cathy said that the process for this is the same as any violation, and the dog owner can appeal to the board. Cathy feels that if this topic is not addressed now it could have been a liability on the community. Elaine Galeone had asked at the last meeting about when all of the updates for rules in the development will be finished. Cathy said that her committee is slammed during the season but they are in the process of updating the rules that have been implemented by the board over the years and will be put into the blue deed book and on the website. Joe asked that the ECC put the dates of the adopted rules and the fines for violations.

7. Open Discussion: William Smith-Lot#145 asked if the beach themed tree in the Clubhouse could stay the way it is, and if someone wanted to decorate it for Christmas they could add the balls and lights. Smitty reminded everyone that it was decorated by someone who was very dear to all of us. He was speaking of Joe McGee's grand daughter Brianne who passed away. **Troy made a motion to leave the tree decorated as it is right now and add other decorations for different occasions. 2nd by Bob Molle, and All were in favor. Paul Coleanne**-Lot# 465 asked if there would be an increase in the dues and Joe answered that the board had to go thru every line item and then decide weather to stay as is or have an increase. The Property Manager proposed a \$15.00 a quarter increase. Paul also asked about the extra lights in the storage area and if the storage yard fees could be raised to pay for that. Joe said no because all the amenities are paid for by all homeowners and it doesn't matter if you use them or not, they are still there for everyone's use. If you are on the WIFI are you connected? Joe explained that yes if you go onto the development, you are then connected. Some times it is slower because of the amount of people using the internet, I-Phones and other devices which use the band width. Pool Contract and if there is a additional charge for extra weeks and Joe said yes in the contract it states that for

every additional week after Labor Day, it will cost an additional \$385.00 per week. Paul asked any homeowners interested in helping him on his Adopt a Highway program that includes from the Airport Road on RT. 611 to Sunset Avenue, he would welcome them volunteering. **Joan Chambers-Lot#197** –asked if everyone was aware of the \$15.00 rate increase for the water bill. The bill explained that it would be to replace equipment. Joe said this all started in the spring and because they lost so much money on doing repairs they had to do an increase so that the equipment can be replaced. Joe also stated that the increase in the community was not as much as other people in the area because we are considered a vacation development. Joan also asked if we could have a 15 minute adult swim. Joe said he has talked to the life guards about calling an adult swim if it is deemed necessary because of crowding in the pool. Joe said to ask the lifeguard for an adult swim. **Vince Miller-Lot#374**-asked about the street signs and the posts that have to be concreted in. Joe said that the property manager will take care of getting that completed. **Wayne Davidson-Lot#425** asked about the courtesy personnel doing more rounds in the off season. Joe said they already are doing that and will continue for the rest of the season. Joe also asked if all homeowners just be aware of your surroundings and report to the office and/or ask the person what they are doing. You do not have to be confrontational when doing this. **-Lot#383**-he wanted to know when the next hearing is for the person accused of theft of the batteries. He wanted to know if this alleged person is found guilty, would the Assateague Pointe Homeowners Association would be responsible for restitution for the homeowners that got batteries stolen. Joe answered that we are not responsible; it is between the homeowner and the court system. Joe thought that perhaps the judge would make him pay for the restitution. **Andy Lapinski-Lot#408**- asked if this man is convicted, can we have evicted from the community. Joe said we could not. Andy said what if he comes back in here and does something else. Joe said legally all we can do is prosecuted. Joe said that he might be out of here because of other things that are going on.

Budget: Joe started by saying that the board will go thru the budget line by line. Troy said what's different this year is that \$50,000.00 was taken from the Reserve fund in order to do the rip-rap project that cost \$38,000.00. Troy explained that the reason we could do this is because in the budget we had money for road repairs which we did not need to do because they were just done. We used the extra \$12,000.00 to help balance the weak forecast for the 2012 budget. How this is done is we take the October year to date and we estimate November and December from last years costs and come up with a total for 2011. Then we ask what is going to change for next year. What do we need for next year? What is going up this year or what is going down? Then we run those numbers across the board for the proposed 2012 budget. The board did every line item and discussed each one. **Vince Castelli made a motion to give an increase of 2.6 raise for Troy the Property Manager. Fred Verga 2nd the motion and all were in favor except Troy who was abstained from the vote.** Troy proposed a \$6.00 contingency increase in the dues per month. It works out to \$300.00 instead of the current \$285.00 per quarter. The next proposal was from Troy. **Troy made a motion to accept the bid of \$9,476.00 for upgrading the WIFI system.** Bob Molle wants Tony Prochanka to inform ALL homeowners about doing the initial settings to pick up the WIFI on their computers. Troy will also ask to guarantee it will work with this installation and have it in writing. Special Projects-\$4,712.00 was bid for replacing the 2 existing cameras and add 2 more with the day/night cameras in the storage yard. Poles needed to be grounded. **Vince Castelli made a motion to accept the bid for \$4,712.00 for updating the cameras in the yard. Joe 2nd and all were in favor.** There was discussion on the transformer

behind the Rec. Center. There was a recorder put on it to pin point an ongoing problem with that particular transformer and there is supposed to be a meeting between Joe, Troy, Curtis Electric, Valerie, and Choptank. The next special project was the rip rap. **Joe McGee made a motion to spend \$5,000.00 on rip rap for pond across from the Rec. Center. Fred Verga 2nd and all were in favor. After all the discussion on the budget Fred Verga made a motion to accept the \$5.00 a month increases in HOA dues.** Elaine Galeone brought up a new Maryland law that requires the association to post the proposed budget for a month. Joe said he was unaware of it but would have it checked. **Fred Verga made a motion to increase the dues effective January 2012 to \$300.00 a quarter instead of \$285.00, an increase of \$15.00 a quarter. 2nd by Vince Castelli and all were in favor.**