

ASSATEAGUE POINTE HOA MINUTES

November 16, 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:

- For the lawn mowers we bought a new deck and will probably need to get a new motor. Overall, the equipment is in good condition, so we are not looking to buy one this year. Both trucks are running well.
- We have kept Antoine and Jay over the winter these last few years. They are able to get a lot done before spring starts. We have changed the budget for this year to allow for that again.
- The fountains went on timers in September, and that saved some money electricity wise. There is no reason to have them on all night, especially now that the ponds are serviced for the algae. We did have the three fountains pulled for the winter for the first time. It was a minimal fee for removal and they are being stored. This will save a lot of electricity, and they can be repaired if needed in the off season.
- We have two different areas scheduled for erosion control and have received several bids. The bids came in close to \$30,000 for the one area. That was more than we anticipated. We have it in the budget to spend. However, we have not done it yet because there are few ways of doing it. We will determine which way will be most cost effective. There are also about 25 small holes near the catch basins in driveways that we'll be trying to get done over the winter. Frontier Town is closing around Thanksgiving, and we were given permission to go over there and replace that pipe.
- Road cracks were done last year. The caps for the pier were ordered and will be installed.
- Easco services the laundry rooms every spring. The machines are empty and run through hot water once a month in the off season and twice a month in the summer. Dryer #7 is out of order; it needs a new tumbler. If one of the machines is not working, please contact the office. Simple things like a coin jam we can fix ourselves, other issues we will call Easco.
- The marquee sign at the Clubhouse is new as of last year. It would have cost more to repair than to buy a new one. The one at the entrance was repaired, and we haven't had any issues since.
- Trash is always an issue. Please break your tree trimmings down. Every time they come to pull a big dumpster is \$500. If it's overfull they will not pull it, but we will still be charged for the visit.

Treasurer's Report by Troy Purnell

Financial through October 2024:

- Income is \$91,389 over budget. This is due to the electric income is \$47,384 and a \$42,000 transfer from the Reserve account that paid for the road cracks and Rec Center roof. Amenities is over budget \$8,812 due to the pool contract being left the same in the budget as the prior year, we have corrected that for next year. Expenses are over \$23,633 mainly due to the gatehouse being over \$6,204, legal fees being over \$9,525, and interest is up \$3,250. The legal fees are from the pergola issue with the county, we don't anticipate that going on much longer. Maintenance is over \$24,309 due to the Rec Center roof, that is offset by the Reserve transfer. We are under \$25,000 in erosion control because we haven't spent that money yet. Utilities are over budget \$28,156 due to trash being over \$12,132. That has corrected itself a little bit this month. Overall, we are \$28,156 under budget mainly because we have not spent the \$25,000 that's in the budget for erosion control. We've adjusted many categories in the 2025 budget to take into account the categories we are over now.

- There is \$59,057 in the Operating account, \$23,338 in Payroll, \$354,054 in the Reserve account, and we owe the Bank of OC \$50,000 on the credit line, we paid it down \$150,000 these last few months.
- [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. 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

[Political Signs/Flags](#): Political signs can be up for 90 days before the election. After the election political signs must come down. Flags that are political can stay up. Any flag political or not that is inappropriate will not be allowed. If you see a flag that is inappropriate, please report that to the office.

[911 Address](#): **You must have your house number visible on the front of your house!**

[Pergola & Gazebo Issue](#): White Horse Park went in front of the commissioners to ask for an approval for a second accessory use structure, and the discussion was tabled. We are both zoned the same way, and any decision would affect us both regardless of lot size. The commissioner who sponsored the bill does not think he will be able to get the necessary votes to pass it. Several of the commissioners, the former county planning director and the former fire marshal, are very against it. It will be brought back up at some point with the commissioners and they will most likely vote against it. Nothing is scheduled yet. Once it is decided the county will give a certain amount of time for action to be taken.

[Full-Time Residents](#): As stated in the email blast, Troy received an email from Jennifer at Worcester County that they received a complaint from someone at White Horse Park about full-time residents at Assateague Pointe. Our occupancy is taken once a day between 1 a.m.- 5 a.m. by the gate attendant on duty, they write down every home with a car. It is unlimited occupancy April-September, October-March you're not supposed to stay more than 30 days consecutively and 60 days total. We calculate in December who has gone over those limits and letters are sent out in January. We usually send 12-25 letters out of 522 homes. Most of the letters are responded to stating that they keep a car in the driveway. The county has asked us to send them our occupancy report monthly. We will keep our procedure the same on our side, and anything further is between the homeowner and the county.

[Tree Trimming at Butterfly Garden](#): Those trees had a lot of hang over and what was falling was growing in the garden and damaging other plants. We contracted with a tree trimmer, and they took care of cutting down several trees there and it looks so much better. While they were here, we had them remove a few dead crape myrtles behind the clubhouse pool and trim up the rest as far as was possible. It will make a big difference in keeping the pool deck clean. Our grounds crew trimmed back the three trees by the gate shack to help keep the road way clear. If you see a tree on HOA property that needs trimming, please contact the office. If it is your property, it is your responsibility.

[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 fish for the ponds.

New Business

[2025 Budget](#): The only change we have made since the proposal in September was increasing the pool contract to \$110,000. We used money from the contingency to do that. This is due to the pool contract increasing every year and now we are keeping the pool pumps running all year round. They have automatic chlorinators on them, and we will have a robotic sweeper that plugs into the side of the pool. We know a few pools in OC have done this and it saves having to acid wash the pools which will extend the life of the plaster. The dues proposal is still an increase from \$140 to \$150 per month. This increase will bring us up to the \$140,000 required by the reserve study and also allows for the increased cost.

**Keith called a vote to approve the proposed budget for 2025 and it passed unanimously.*

Underage Driving Signage: The price would be about \$54 for a 12x18 sign, reading “NO UNLICENSED GOLF CART DRIVERS ALLOWED! *Fines will be imposed.” We can add these to the speed limit signposts already in place. This will be a metal sign with a vinyl sticker. Renters are not allowed to bring in golf carts. Most golf cart violators are the children and/or grandchildren of owners. Golf cart registration stickers do not have to be renewed every year. Please renew it if you purchase a new golf cart or the sticker is faded. Your golf cart should also have 3inch lot numbers. If you see any underage golf cart drivers, please report to the ECC and/or the office.

“Footprints” Report

Community News:

- Our condolences to the families of Marlyne O’Malley of lot#427.
- We received an Assateague Pointe newsletter from 1994. It was fun to see the community in its early stages. In it was a photo of the gate attendants at the time and they were referred to as “courtesy personnel.” We never had security or guards we have always just had courtesy personnel. There was also an article about the annual Bull Roast, which we still have ongoing today.
- The town of Ocean City moved Spring Fest and a couple of their other events up a week, and we are anticipating them adding another music festival the weekend before Memorial Day weekend.

Committee Reports

Beautification: Missi Clark- I will be pulling annuals and trimming back perennials this weekend in preparation for the winter.

ECC: Mary Ann Bing- We have been having some wonderful weather. I hope everyone has been able to get out and enjoy it while getting some fall yard work done. I just want to say that this my last official HOA report as ECC chairperson and want to thank everyone for all your help and support during these past four years. I will still be involved with the committee so if you see me around the community and have a question, please feel free to come and ask me. I am always happy to help. With that I have to say one last time, please remember to get an ECC approval before any exterior work is started, any color change, roofing, or HVAC system is done. Let’s continue to keep AP the place to be in OC. Hope you have a wonderful holiday season.

Storage Yard: The storage slips are renewed in January. If you do not wish to renew your slip, please contact the office so that it can be taken off your January billing and reassigned.

Entertainment: Vince & Lynn Luca- We had a great Oyster Roast, thank you to all who attended. There is only 1 child who signed up for the Christmas Party. If we do not have more children, it will be canceled. It may be something we take off the schedule for next year. New Years Eve usually has 30-40 people, which will finish out this year. After that we will start working on the schedule for 2025. We will be including pit turkey along with the pit beef at the Bull Roast. We are planning to have the 2025 schedule for the March meeting. I have had a request from our corn hole chairperson to find someone else, so we may need a new volunteer for that. Also, the 4th of July picnic chairperson is stepping down and would like us to find someone to chair that event. If you would like to Volunteer for any events, please contact Vince and Lynn. The next meeting will be March 8, 2025. Thank you all for a great summer and contact the office if you would like to sign up for New Years Eve.

Pool: Tracey Trott- We are trying robotic vacuums this year and seeing how they work. Also, we ordered new lounge chairs for both the pools. There was quite a bit of breakage, I think because we haven’t ordered any in so long.

Nature Conservatory: Mike & Kay Whaley- We're responsible for the birdhouses you see throughout the community. Each birdhouse is numbered so we keep track of what we find in that birdhouse about once a month. The purpose is to try to draw more bluebirds into the community, and we've been successful with that. Also, we have about 4 tall houses for the purple martins. One year we had several purple martins by the pier. We haven't had many since. Purple martins are very friendly birds.

Butterfly Garden: Brenda & Dave Hawk- There were butterflies last month in the garden. We cleaned out the gardens. Thank you to whomever is changing out the little flags, I change out the big one. Also, thanks to the artists who placed the painted stones in the garden. Next month we will remove the painted butterfly and small stones and store them for the winter. It is still beautiful up there, especially with the trees removed.

**Troy spoke with the county, and we are allowed to add a pergola to that common area as long as it's fixed. We will need engineer approval and all necessary county permits before it can be installed.*

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

Tom Cramblit Lot#49

Q: I have noticed that the gate attendants open the gate for people even when they have gate cards, and also, they speed when they are doing rounds.

- a) *I will address that with each of them to not open the gate for homeowners. If you notice a gate attendant speeding, please let the office know. If I know what day and time and I will know which gate attendant was on duty.*

Denise Ginsburg Lot#139

Q: I had been in contact with you about the water behind my house, and that you would be down to look at it, has that been done?

- a) *Yes, we had the contractor determine with the laser what needs to be down. We have several community areas on the erosion list.*

Fred Cox Lot#392

Q: I have a drain in my driveway that's sinking, can that be repaired?

- a) *Yes, we will make sure you are on the list. We have about 25 of those to repair.*

Jody Smith Lot#82

Q: We have several residents here, including Dan Trueblood, that take beautiful photos of Assateague Pointe. I thought we could possibly have some easels put up some of those photos in the Clubhouse to show case the community events and beauty. Also to save gas, have we considered using golf carts for the gate attendants to do their rounds in?

- a) *We'd rather them be in the truck with the visible logo. Also, it is cold in the winter and hot in the summer and we don't think it would be a big savings.*

Patti Hare Lot#507

Q: Can you explain what a gate count is, and will the county be able to tell if we are not parking in our driveway?

- a) *White Horse Park does their occupancy report differently than we do. They do it based on card swipes into the Community. Our gate system doesn't allow us to sort a report that way. The county was satisfied with our format and how it's collected. The county is most likely not just looking at our occupancy report to determine full-time occupants. They have access to your tax records, mailing addresses, drivers licenses registration. Also, they could request our electric readings if they wanted.*

Next Meeting

March 8, 2025, at 9:00 AM, at the Clubhouse.

A motion to adjourn was made at 10:15 a.m. and was passed unanimously.

Recorded by Xanthe Lewis