

# ASSATEAGUE POINTE HOA MINUTES

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*May 24, 2025, | Meeting called to order by Keith at 9:00AM*

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## Board Members in Attendance

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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 bought a new lawn mower for the first time in about 8 years. It's a walker and costs about \$12,000. We put money aside in the Reserve account for replacement of any type of equipment that is a big one-time purchase. The other mowers have had decks and motors replaced as needed. I don't know if we are going to need anything else this year. All the vehicles are in great operating condition, and we have everything we should need for this year. We do have money in the budget for anything unexpected.
- There is a full staff this year. We try to have 5 grounds crew employees in the summer. Antoine and Jay have been with us many years, and we now have them on through the winter. That allows us to take care of tree trimming and general maintenance.
- You may have noticed that Jay has repainted all of our street signs, he did a great job. We are getting some stainless brackets made for them, so they don't sag.
- We replaced the fountain at the front pond this year. Now instead of leaving the fountains on all year, Lake Source, who services our ponds, removes them at the end of the season, stores them, and makes any necessary repairs. This saves about \$3,000-\$4,000 in electric per fountain and extends the life of them.
- Starting on June 1<sup>st</sup> the board has authorized to take Reserve money and start some large projects. We had tried to do some of these projects in the winter, but it gets wet, and they can't work as efficiently. There are about 6 ditch projects, and about 12 drainage grates that need repaired. The contractor will probably be here on and off the majority of the summer. We have allocated about \$55,000 to get all these projects done. Unfortunately, the current management at Frontier Town does not want us replacing the pipe from their side. We have a new method to be able to do the work from our side.
- Road cracks will be done in October. We do that every other year, and it helps the longevity of the roads. Last time we had it done it was about \$14,000. It is in the budget and in the Reserves.
- Laundry room had its yearly service by Easco in April. In the off season I empty the coins and run the machines about once a month, and about every 2 weeks in the summer. Everything was running well. Be careful not to use too much detergent. If you're using the detergent pods place them in with your wash, do NOT put them in the liquid soap tray, they will not dissolve and will clog the machine.
- Trash is an ongoing issue. We came to the end of our 3-year contract with Waste Management, so we renegotiated our contract. The contract goes up 10% each year. We increased our pick ups for the 8-yard cans twice a week and order the 30-yard dumpster when needed. The 30-yard dumpster on the side with the steps never get full as fast as the middle ones. Cut down large tree limbs and bushes into smaller pieces before dumping them. Please check that one if the middle dumpsters are full, do NOT leave any items sitting in front of any dumpster. If you have items in good condition, you can post them on Facebook or in the newspaper. Waste Management will not pick of the dumpster if they are overfull or have items blocking them but will still charge us \$545 for the visit. We are having more cameras installed and will be fining offenders.

## Treasurer's Report by Troy Purnell

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### Financial through April 2025:



- Income is over budget \$31,266. This is due to the Reserve transfer of \$35,000, \$20,000 of which was snow removal. We plowed and salted the entire community 4 times this year from all the snow fall and ice. Emergency Services informed us we must keep the side roads clear, not just the main road, because if they cannot get through to someone, we would be responsible. The other \$15,000 was for the new mower. We were \$3,196.02 under budgeted electric income.
- Amenities are under budget \$3,539, mainly due to paying the pool contract later than we had budgeted. Expenses are under budget \$5,282 because we haven't used anything out of the contingency we budgeted. Maintenance is over budget \$17,569 but that was because of the \$20,000 for the snow removal. Utilities were under budget \$23,524 mainly due to the electric expense being under \$18,955 and trash removal being under \$6,222 from the new contract. Overall, we are under budget \$45,960, but \$12,000 came off that in May when we paid the pool contract.
- The Operating account has \$121,829.31, Payroll account is \$18,499, and \$397,094 in the Reserve fund. No money is owed on our credit line. We are off to a good start for 2025.

**DirectBiller:** You can now pay online with DirectBiller, they bought out RevoPay. Go to our website and click on the DirectBiller 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.

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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!

**Pergola & Gazebo Issue:** The county is requiring you to get a building permit to have a pergola or gazebo. They are requiring you to have a survey done which costs about \$500-\$700, a separation distance of 3 feet from the steps, and ECC approval. Assateague Pointe lots are mostly 50x60 so we can accommodate that, White Horse Parks lots are mostly 40x50, so they are having trouble meeting that separation. If you have any questions on specifics please contact the county, as this matter is between the county and the homeowner. When your home was originally purchased, if the owner was financing, and the bank required a survey, we would have that on file. We have them for some lots and not for others, but we can check if you contact the front office.

**Full-Time Residents:** The county received a complaint that Assateague Pointe has residents violating the occupancy deed restrictions. Residents are allowed to occupy April 1<sup>st</sup> through September 30<sup>th</sup>. October 1<sup>st</sup> through March 30<sup>th</sup> you are not supposed to stay more than 30 days consecutively and 60 days total. White Horse Park has about 430 homes and about 160 residents violating. Assateague Pointe has 522 homes and has about 12 residents violating. When the county contacted us, we explained how we take the occupancy count by cars in the driveway. We also look at the last quarter's electric usage. In December anyone who is over their days will receive a letter in January. We sent this information to the county, and they requested we send the card swipe information for those in violation. We did but we told them this is not the most accurate method as someone can swipe in and not leave for several days. I believe the county sent out letters in February. If you are breaking the rule, we ask that you make other arrangements so you will be in compliance. The county is still getting information on White Horse Park residents' occupancy and is not going to let this matter go. We will continue to send them any information they request. This rule was put in place when AP and WHP were developed to stop us from becoming low-income communities.

**Fish Stocking 2025:** Lake Source was supposed to stock our ponds in March. They didn't have enough volume then, so they should be stocking in the next 2 weeks. We will be getting channel catfish and bluegill. They said this will help the bass population increase. This will be our first stocking in a while because the fish wagon no longer comes to the eastern shore.

**"Unlicensed Drivers" Signage:** We had 4 signs made for Assateague Way; they are under the speed limit sign. By law you must have a valid driver's license to drive a golf cart. We will be imposing fines for those in violation. The Sheriffs department makes rounds through Assateague Pointe and can also issue fines.



Pergola at McGee Park: We have the drawing and bid; we need to get together and decide on placement and get the engineer stamp. The county will allow us to have a pergola there because it is a common area and not a residential lot.

Tree Trimming: We will be trimming any trees that are hanging over the paved roads. When large box trucks and vehicles come through hanging trees can hit the vehicles. We do this about once a year.

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## New Business

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Bio and Name on ballot: Anyone wishing to have their name on the ballot for the BOD elections, please get your bio to Xanthe no later than June 9<sup>th</sup>.

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## "Footprints" Report

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### Community News:

- Our condolences to the families of George Purnell, Troy's dad and one of our original developers. Please keep Louise Joule lot#344 in your prayers, she was our line dancing instructor.
- Many of the homes are close or next to common areas. Please do not walk through other homeowners' yards without their permission. We ask that you and your pets stay on the roadways until you reach the common area.

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## Committee Reports

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Beautification: Missi Clark- Clean Up Day was April 26<sup>th</sup>. We had about 38 people who showed up that day and 6-8 couples that couldn't attend and did things prior for us. Everything was mulched and weeded, bushes were trimmed at the Rec Center, I replaced a few rose bushes and the dead boxwoods by the gate, and the pool furniture place. Everyone worked very hard! A few of us went out after lunch and continued to work. My husband, Sharon Akers, and I were out until 5pm. The grounds crew took care of mulching and edging the crepe myrtles by the storage yard. Everything was accomplished. Thank you very much, I appreciate everyone's help. The crepe myrtle trees that were professionally trimmed have been feed. If you see a brown thing by the tree, it is a food stake. They needed to be professionally trimmed because there were dead limbs in the middle and fungus growing on them. The trees are starting to have growth and will be healthy again this summer.

ECC: Geroge Akers- Our spring 2025 property inspections went very well. Thank you to Mary Anne and Tommy for helping me. Hopefully they will help in the future. It appears that many property owners got an early start on home improvements. Most properties looked well kept. We had 95 properties that were cited for needed improvements. Most of these only require low-cost repairs or maintenance. As of today, only one property owner objected to our findings in report format. Reinspection's will take place the end of July. Moving forward property owners are reminded to please be specific when applying for ECC approval on an exterior home improvement project. Detailed descriptions and drawings are appreciated. Electrical improvements such as HVAC replacement must be approved by our electrician. Because of the application going through a second party, ECC approval may take a little extra time. Thank you!

Storage Yard: Joyce Wetzel- Things are going good at the storage yard. A lot of people have brought their number brick forward which makes things easier when we are checking things out. I would like to make everyone aware that weeds are starting to grow. The grounds crew will trim back some of the trees where they've grown in. Many people have cleared up their miscellaneous items at the back of their slips. Thank you everyone and if you have any questions let us know. We have the stones to fill in the potholes and that will be done in the first week in June.

Entertainment: Vince & Lynn Luca- This morning we have our Flea Market, pools open at 10am, and the Bull Roast this afternoon, our normal for Memorial Day weekend. There are 17 vendors at the Flea Market, the most



we've ever had. I have been able to get some flyers for the Children's Movie Nights chaired by Paula and Dave Care. The movie for July is Wall E, and Lilo and Stitch for August. They are free and a fun time for the kids. We are not having the Cornhole tournament because we have not had someone offer to chair it. Ray Civitella is going to chair the Trivia Night in August. The flyers for Paint Nights have been updated and they are available to view online. June 27<sup>th</sup> is the first Friday Night Swim and Hotdog night. We have the Hotdog nights even when it is raining! I will send Troy the pictures of how we set up for the Butterfly release in regard to the pergola. Thank you to Pam and Jeff Baran for stepping up to chair the July 4<sup>th</sup> Picnic, she is looking for volunteers so please contact Pam if you can. If you want to work a Hotdog night, let myself or Lynn know, our numbers are at the bottom of the schedule. Thank you all for what you do for us.

Pool: Tracey Trott- I appreciate everyone who helped me with weeding and furniture setup on the pool decks on Clean Up Day. If you see any pool furnishings broken, feel free to call or email me. Thanks to Dave Neumeister, Mike Snyder, and Mike Trout that take care of fixing that equipment, so we don't have to purchase new when something breaks. This keeps our cost down quite a bit. The painted tables we painted last year worked out well and they held up good. We put 16 new chaise lounges out at the Clubhouse because of broken slates. If there is a slight crack in there they might still be out, let us know if it cracks all the way through. Please do NOT move the small tables I have zip tied over electrical boxes at the pool! They are there for a reason, to protect those electric boxes! You can move a chair up to it and use it as a table but do NOT use it as a seat. It is not made to support the weight of a person. Always put the chaise lounge chair down and your umbrella tied close when you leave the pool. That extends the life of them because the wind can't catch it as much. Tidy up your space when you leave. I'm going to initiate getting plain paper towels in the Clubhouse breezeway and the back of the Rec Center so you can wipe down your tables. Once a spill sits in the sun it is not going to come off. I want to thank Lisa Ward for volunteering to take care of the radios at both pools again this year. Do NOT ask to change station, it is the decision of the board and I to keep it at a variety station. **NO GLASS IS ALLOWED ON THE POOL DECKS; WE WILL BE FINING FOR GLASS BREAKAGE!** You are responsible for your guests or renters, that fine will fall back on the homeowner and it will be very expensive. If glass breaks, we have to empty the pool, power-wash the decks, go through the filtration equipment, and refill the pool. The homeowner responsible will pay that bill. Don't argue with the lifeguards, it is their job to tell you when you're doing something wrong. If you disagree, please take it up with me. A lot of them are young and they can get intimidated by someone mouthing off to them. If you see someone doing something against our rules and you want to **politely** say something to them or ask the lifeguard to do so. The lifeguards are in charge of the pool decks, and they can call the Sheriff if you don't want to listen to them.

Nature Conservatory: Mike & Kay Whaley- We have 13 birdhouses; we started with the Bluebird house. Now we also have Purple Martins houses as well. The Bluebirds houses are situated along Assateague Way, and we have had good luck with them. When we checked them 7 of the houses had baby Bluebirds in them. Kay checks the nest with her finger but one of the houses had a snake in them so she may not do that anymore. We got the snake out and it went out into the woods. You may have seen that a homeowner found a killdeer nesting in the Storage Yard. Killdeer bird are small birds that nest in parking lots, and they spend a lot of time on the ground. They are brown and white with long legs that run around and lay their eggs in gravel, because they are the same color as the eggs. Killdeer will spread their wings and lay on the nest to defend them. We recommend not to go looking for them. If you would like to look at the birdhouses, please don't open them. Thanks to Troy and the grounds crew for keeping this place beautiful through the winter.

Butterfly Garden: Brenda & Dave Hawk- We have plenty of flowers to start with. Yesterday, when we went to clean up, we found a couple dozen caterpillars. They've eaten most of the parsley we planted, so we will add more. Those are swallow tails, and the monarchs should be coming. Missi, if you could make me some more milkweed signs, we need at least a dozen. We would like to add this butterfly garden sign to the main road, so people see it when they are coming in. I appreciate whoever has been putting the small flags and small butterfly stones in the garden. We have ordered 25 monarchs and 25 painted ladies for the release. When we ordered them, they told us the count numbers are low on the monarchs. If we don't get the monarch, we will release the



painted ladies individually and on the net. If you would like to sponsor a butterfly it is \$10 and you can sign up in the office. All the money made goes toward the butterfly purchase 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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Karen Sozio Lot#255

C: The sign at the dog park that was outside the gazebo got knocked down by a dog and is now inside the gazebo.

Jeff Baran Lot#403

Q: Has the county penalized anyone for year-round residency at White Horse Park? What is the cost of those fines?

- a) *Not that we know of as most people complied with the ruling. The county can enact fines for occupancy violations. Generally, I've seen the county fines \$100 per day then \$500 per day.*

Donna King Lot#268

Q: When we bought in 1993, we had sign and county paper and prove we had another residence, is that something that is still done?

- a) *No, the county does not do that anymore because the title isn't required for the trailers anymore. We do tell everyone that's buying what the deed restriction on occupancy is.*

Enza Cina Lot#009

Q: During the car show we got an email about parking at the Clubhouse, could those people park in the storage yard instead?

- a) *No, the storage spots are full, and we have a waitlist. You can use the Clubhouse and Rec Center for extra parking; we ask that any item be pulled into a spot. During the car show many people were parked randomly, blocking other spots, horizontally taking up multiple spots, and hanging out of spots. We are just asking everyone to be respectful and use the parking appropriately.*

Dennis Gentzel Lot#232

C: I would like to remind everyone to drive safely. A few weeks ago, two kids on electric scooters ran right across the street. They didn't look or slow down for the stop sign. We don't want anyone to get hurt.

Paula Care Lot#107

Q: I was wondering if we can form a committee for getting new playgrounds? Maybe we can find a reasonable budget because that is something healthy for our children and grandchildren. Also, I wanted to talk to Vince and Lynn about possibly doing a "trunk for treat" during Sunfest weekend for children and dogs.

- a) *A few years ago, we got pricing to replace the playgrounds, which was almost \$300,000.*

Joyce Wetzel Lot#519

Q: Is the speed bump that was damaged from the plowing on south longboat going to be replaced? Would the county consider extending our occupancy because of the extended season?

- a) *That's one of the first thing that will be done in June. It's the same company that did the plowing so they will replace it.*  
b) *April 1<sup>st</sup> through September 30<sup>th</sup> is unlimited, and October 1<sup>st</sup> through March 30<sup>th</sup> is no more than 30 days consecutive and 60 days total. If you come every weekend plus 2 weeks in that time period you*

would only be 58 days. The regular campgrounds are required to close. We are fortunate that we are open all year, so it gives you the convenience to come down for the events off season.

Brenda Hawk Lot#156

C: The pergola isn't just for the butterfly event, that's just one day. There are some new benches by the playground. I think the pergola should be between the butterfly garden and the playground so the new benches can be out of the heat while you watch your children/grandchildren play.

Donna King Lot#268

Q: What happens to the electric overcharges? Why is it more than Choptank is charging? I don't think we should be paying thousands of dollars more than we are using in electricity. Can it be more transparent?

- a) *It stays in the operating account and helps to balance the budget. There are common elements such as fountains, streetlights, pools, the buildings, and the gate. Each homeowner pays a few more cents per kilowatt to cover those expenses. The largest user pays the most money. The financials are gone over every meeting and the yearly financials and budgets are posted online.*

Paul Coleianne Lot#465

Q: Why can't we increase the dues instead of making that money in electric charges? If we have an overage why are we not refunded that money?

- a) *If we increased the HOA dues and there was a spike in electric charges, we could not increase the dues with the next billing and we could end up in a deficient. At the July meeting you vote on if we have a surplus where you would like the money to go and each year keeping it the operating account has won.*

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## Next Meeting

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July 12, 2025, at 9:00 AM, at Worcester Preparatory School.

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

Recorded by Xanthe Lewis