

ASSATEAGUE POINTE HOA MINUTES

July 12, 2025, | Meeting called to order by Keith at 9:10AM

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: Sean Colgan

Community Project's Update

- Most people in Assateague Pointe take great pride in their property, community property and the behavior of themselves, their guests and pets. Thank you and keep up the good work.
- We are solvent; no litigation pending against the HOA. Grounds crew, courtesy personnel, and custodians are on duty.
- We have a slate of candidates for the Board, and we have an active and supportive Property Manager.

In the last year:

- New HVAC at the Clubhouse.
 - New fountain at the front pond.
 - Replaced missing and damaged caps, new ladders, and new life rings at the pier.
 - Heavy trimming around all ponds.
 - Continued algae treatments at the ponds.
 - Painted and striped roadways and parking areas.
 - Fish Stocking.
 - First new walker mower was purchased in 8 years and replaced decks on other mowers where needed.
 - Street signs were repainted and installed.
 - Underage golf cart driver signage was added on Assateague way.
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Property Manager's Report by Troy Purnell

Property Manager's Report:

- Currently we have a full staff. If you have any problems with damaged skirting from the weed whacker, please contact the front office. We have done a lot of work over the last year. All the street signs were striped and repainted by Jay on our grounds crew. He also redid our entry sign for us last year. This summer we have decided to do a lot of the erosion work. We kept trying to do these projects in the fall and spring and the weather did not hold up. About \$60,000 worth of projects including the holes by the drainage grates in the driveways. You need large equipment to complete these projects so you may be temporarily inconvenienced by that. We will try to keep the damage as minimal as possible. If something is damaged during the erosion work, please report it to the office. The money is in the budget to complete the work and will not require any special assessments.
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Treasurer's Report by Troy Purnell

Financial through May 2025:

- Income is over budget \$31,619 mainly due to moving \$35,000 from the Reserve account. That covered the new mower and the snow removal. Amenities were under \$6,832 because we paid one of pool contract payments late. The fountain purchase is there too, but the money has not been transferred from the Reserve to cover that yet. Expense is under budget \$4,009 due to not using anything out of contingency. Maintenance is over budget \$34,975 due to all the erosion control deposits. That will be moved from the

Reserves. Utilities are under budget \$17,185 mainly due to electric costs being lower than budgeted. Overall, we are under budget \$24,523 as of end of May. The operating account has \$18,489, the Reserve account has \$410,154, and there is nothing owed on the credit line.

Old Business

Trash: Our trash contract has been renegotiated and renewed for 3 years with Waste Management. Trash is one of the most expensive things we have in the community. If they arrive and there is stuff sitting around the dumpsters, they will not pull them, but we will still be charged for that visit. We realize it takes effort to lift heavy items into the big dumpsters, but you cannot leave them on the ground. There are discussions going on right now to impose fines for those not following the rules.

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: At one point the county was going to make everyone dismantle their pergolas. That has been changed to allow them, but you must get a permit from the county to have one. To obtain the permit they are requiring you have a survey. We may have a survey for your lot at the office, you can request us to check your file.

Fulltime Residents: Worcester County is asking us for occupancy information, the cars present in the driveway and the gate card swipes, from October through March. We will continue to provide the county with whatever they ask for. It will come down to them to enforce it. At White Horse Park the county issued some fines. Most of the violators either moved or got themselves into compliance.

DirectBiller: RevoPay was purchased by DirectBiller. That has been relatively seamless, and we have not had any major issues with the change.

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

Fish Stocking at Ponds: We stocked the ponds this year with channel catfish and bluegill. The stocker recommended this to help our bass population. Catfish are bottom feeders and won't attack the bass. Bluegills are good food for bigger bass. Hopefully we will regain our good fishing there.

Fountains: They are now on timers to save some money on electricity. Also, they are being winterized, which saves electricity, and they can be serviced.

Road Cracks: Those are done every other year in the fall around October.

Unattended and Unmarked Crab Pots: DNR comes through and checks the piers in this area including our community. Last year they found about 5 pots that had been left there and those were confiscated. It is illegal to leave your pots unattended, to not have a turtle release, and to have your pots unmarked. They can come at any time without notice.

Pergola/Pavilion at McGee Park: We are still looking at that. After talking with people who use that area a lot our idea of what we want is changing. We are now back in the investigative stage.

New Business

Mosquito Spraying: This happens every Thursday between 12 am and 5 am. The gate attendant says they are usually here at 12:30 am and leave at 1 am. You may or may not hear the truck come through. They spray all the streets and may come in during the day if we had a lot of rain to check the ditches.

County Emergency Services: During the winter emergency services notified us that any snow over 1.5 inches must be plowed. That's something we had to spend some money on this year and will be put into future budgets. Most years we do not get that much snow.

County Water and Sewer Rates: Effective July 1st the county water and sewer rates are increasing \$181.50 per quarter.

Emergency Contact Forms and Gate Card Verification: We sent out emergency contact forms with the April billing. We have only received about half of them back. Some of those forms were incomplete. Please fill out an emergency contact form with your name, current mailing address, phone number, email address, and gate card numbers by September 1st. It is important we have your updated contact information to get information to you as needed. Any gate cards we cannot verify by that date will be deactivated and will only be reactivated by the owner's request.

Electrical Charges and Processing: It was brought up last meeting the difference between what we are taking in and what the costs are. We are in the process of reevaluating how the electrical charges are billed through the HOA. When we originally developed Assateague Pointe about 37 years ago Troy went to the electrical commission in Baltimore and got approval. We have our attorney looking into exactly what that approval says. Also, we hired an electrical engineering firm to evaluate our system and see what changes may need to be made. We have paid the \$4,500 deposit and we will let you know what their findings are.

Updated Propane Pricing Comparison: Sharp has agreed to keep our rate at \$2.19, Peninsula's rate is \$2.79, and Suburban will not give us a set price for Assateague Pointe, but their rate is around \$4. Sharp has an office in Salisbury that you can speak directly to, they refill when your tank reads 30%. Some owners have reported that Sharp has asked them to move the positioning of the tank. We will try to get some more information on that. Peninsula was bought out by Superior so you can no longer contact the Seaford office directly you go into a call center pool.

"Footprints" Report

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

Kathy Benedistis lot#410, Alan Rogers lot#518, John Hale lot#17, Bonnie Smith lot#193, Marlyne O'Malley lot#427, Melanie Fluck lot#16, Doug Barnes lot#123, George Purnell original AP developer, Peggy Weakland lot#342.

Please keep Louise Joule and Jack and Brenda Hershberger in your prayers.

Wall of Honor

We will not be adding anyone this year.

Board Election

Candidates & Election Results:

- Keith Shoff- Lot#346.....74 votes
- Missi Clark- Lot#293.....74 votes
- Troy Purnell- Lot#428.....74 votes

IRS Regulation:

- Operating Budget..... 70 votes
- Reserve Fund..... 15 votes
- Refund.....1 vote

Votes we counted by Xanthe Lewis-Office Manager, Susan Neumeister-Lot#529, Cathy Snyder-Lot#51, Mary Anne Bing Lots#319/472, and Alice Civitella-Lot#206.

Committee Reports

Beautification: Missi Clark- We had community cleanup the end of April, and we had about 40 people that came out to help. Thank you very much to everyone that came out. A lot of work got done. We replaced quite a few bushes that had died over the winter, and 3 or 4 rose bushes. We planted a lot of new perennials that are native to butterflies and hummingbirds. Hopefully that will help bring in some new monarchs. With the amount of rain, we've had a lot of the annuals die, so we will be pulling those out. Everything looks great. Thank you to everyone who has been pulling weeds and watering plants when we don't have rain. Our grounds crew did a lot to help out prior to cleanup day, and they've been helping throughout the season. We are planning to have some of the trees overhanging Assateague Way trimmed back. At the end of last year, we had the crepe myrtles professionally trimmed to get the dead stuff off and help them flourish. And they stripped any fungus that was growing on them, and they are doing great.

ECC: George Akers- The community looks clean and well maintained. Most property owners have made and are making positive improvements to their homes. With the intermittent rain and hot weather, weeds and shrubbery have been difficult to control. Thank you to those property owners who have made an effort to beautify their homes and landscaping. There appears to be a number of new golf carts appearing in the community. There are also a few dormant golf carts sitting in driveways that need attention. A reminder to property owners that ALL golf carts must have a lot number and a registration sticker displayed on them. A reminder that all golf cart drivers must be a minimum of 16 years of age. Please do not allow your small children to operate golf carts. I have noticed that there is an increase in electric bikes and scooters within our community. Riders need to be aware that they are not registered vehicles, should be courteous to other drivers and obey the speed limits and rules of the road. The ECC works hard to be accessible, to investigate property issues and to address complaints. We reserve the right to enter onto the exterior of all properties to investigate and inspect. Please understand that we are working hard for you and on behalf of our community. Posting ring camera photographs and derogatory comments online of me or any ECC member is defamatory and will not go unaddressed. Follow up and/or new issue property inspections will occur near the end of July 2025. Thank you

Storage Yard: If you have not turned in your storage registration form, please do that asap! We need that every year. Please list the items that will be in your slip. Thank you!

Entertainment: On May 24th we had the annual Flea Market with 21 vendors, everyone had a good day. Pools opened that day from 10am-6pm. We also had the Bull Roast with 47 people in attendance. Thank you to Joe Mosby for chairing the event, and to Mike Snyder and Dave Neumeister for cooking the beef and turkey to perfection. June 7th, we had the Meet and Greet enjoyed by 31 people. June 21st, we had the Puzak Golf tournament with 24 golfers and 8 guests. Will Ferrell's team won first place, and Tracey Trott won closest to the pin. Mingo was introduced on June 24th, which is a music bingo game, 17 people played 4 games. Thank you to Tom and Karen Cramblitt, Pam Baron, and Donna King. June 27th, pools opened until 8pm, and we had the first Hotdog night of the season. It was a rainy night, but we managed to sell 56 hot dogs. Bingo started on June 28th and is always a night our residents enjoy. We had Paint night on July 1st; the 6 attendees were all happy with their projects. Thank you to everyone who sold Hotdogs on July 4th, they sold 112 hot dogs. Bo and Kim Schultz put on another super parade, thank you for making it an event we all look forward to. Pam and Jeff Baran took on the Picnic, the most highly attended event. Thank you both and your volunteers for a job well done. Our second Mingo night had 35 people in attendance, and we gave away multiple prizes. Vince and Lynn are grateful to everyone who volunteers for the events and for the great start to the 2025 season. Hope you all have a great summer.

Pool: Tracey Trott- Thank you to everyone who helps out with the pools, especially Mike Snyder, Dave Neumeister, and Mike Trott. Tommy Cramblitt has stepped up quite a few times as well. Both pools are open every night until 8 pm. The Friday night swim started at the end of June, and that is also Hotdog night. If the pool is closed or its bad weather hot dogs are still ago. We have had some issues with people entering the pools first thing in the morning, as soon as the lifeguard opens the gates, even before 10 am. The lifeguard needs to get set up, please wait until 10 am to enter. If the lifeguard is not completely set up, please do not enter the water. If you place your belongings at the pool and then leave, after 30 minutes the lifeguard can remove those items from the pool deck. You cannot reserve a spot for hours. They will either be inside the screened porch at the Clubhouse, or on the kitchen counter in the Rec Center. Our life guards this year have been tremendous and

we have gotten so many compliments. I've passed that to the pool company owner and asked for the same ones all the time. We have had a few complaints, but that's because they are doing a good job. They are not allowing children or adults to roughhouse in the pool that affects others. Even if your siblings cannot fight, bite, and punch each other in the pool. If you are asked to stop and you don't, the lifeguards can ask you to leave, and if you don't abide, we can call the sheriff, please don't let it get to that point. If you are under 15 years old, you must be accompanied by someone over 18 years old, and they need to be watching the underage person. Please do not sit on tables or allow your children to climb and sit on equipment. The longer our equipment lasts the more money we save. We ask that all umbrellas come down for winds over 13 miles per hour, the wind is our umbrellas biggest enemy. Lower the umbrellas and your chaise lounges when you leave. There are paper towels available at both buildings, please clean up anything that spills. Once something bakes in the sun you cannot get that stain off. There is NO glass allowed in the pool area which includes the crab deck. There are red cups in the building you can pour your beverage into. If glass breaks on the pool deck, we have to empty the pool, clean it out, inspect all equipment, and refill it. That is a Maryland state law. Please be kind to the lifeguards, they are young and can get intimidated. Don't get on their case, call me, and I'll try to straighten it out. In the office there are maps with the Assateague Pointe rules listed on the back. They are given out to renters and guests checking in. I recommend homeowners pick up a copy and post it in your home so anyone staying with you can see it. It's important that our families and friends know what is allowed in the community. As a homeowner, any issues will fall back on you. Thank you.

Nature Conservancy Committee: Mike and Kay Whaley- The butterfly release is August 16th, it's great for adults and kids to understand the butterflies and what they go through. We go around and maintain the 15 bluebird houses. They are mostly located on Assateague Way. We want to help increase the bluebird population because they are getting close to being endangered. We always see them throughout the community. Also, we have purple martin houses, and for the first time we have purple martins in the birdhouse. Every month we check the houses, and if it's empty, we clean it out so another bird can nest. We ask that you don't open the birdhouses yourself. A few weeks ago, we found a snack in one. We have added a baffle to that post. I want to thank all the committee members who make Assateague Pointe great.

The e-bikes can go up to 20 miles per hour, and that's in the hands of a teenager or younger. For the parent, please be aware of the danger of those bikes.

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

Donna King Lot#268

Q: Do you know where we are on the electric investigation? The current law is that there can be no profit from electricity charges, and last year we had a \$67,000 profit, and the bills need to be issued monthly. When we are voting on what to do with the excess revenue would that be for the electric income? Should we go through another billing cycle the same way? I think the community should be notified of what is going on. Can we get any lighting by the mailboxes?

- a) *We paid the deposit for the electrical engineering consultant, and we have the attorney requesting the public information for what exactly the electrical commission approved in 1987 and if it still applies today.*
- b) *Any revenue made goes toward the community budget, not to anyone individual. When you are voting on what to do with any potential revenue it would be for the overall budget, not any particular line item.*

- c) *Until we get the results from the 3rd party consultant, we are not going to change it to something that may be wrong as well. Once we receive those findings, we will notify the community.*
- d) *We can look into adding a solar light by the mailboxes.*

Paul Coleianne Lot#465

Q: We are charged a flat fee every quarter for the water, is HOA charged a flat fee for common area water or by usage? When you went to the new billing software, you stopped adding the reading numbers for the electric, are you going to go back to that?

- a) *We are charged by usage.*
- b) *QuickBooks doesn't allow that. If you would like to know your reading numbers, you can contact the office.*

Sheila Jacobs Lot#432

Q: We had high attendance for the July 4th Picnic and the pool deck was crowded. Can we close the pool deck during the Farewell to Summer? At one of the board meetings the metal roofs were turned down because of keeping the look throughout the community. Could that be revisited if there were restrictions on certain colors?

- a) *Yes, the chairperson can ask for the pool to be closed.*
- b) *We can look into the pros and cons of metal roofing and let you know as soon as we can.*

Rosemary Patricelli Lot#321

Q: What is included in management expenses? What would the cost of putting in a pickle ball court?

- a) *Property management, having the office on site, the office staff, etc. You can review the copy of the management contract.*
- b) ** The amended quotes we received after the meeting were about \$50,000 for the two courts. **

Roxanne Batterden Lot#463

Q: The decrepit old house across the street from our front entrance, do you know what is going on with that? Have we ever considered getting a community air pump for our golf cart tires?

- a) *We don't. You can contact the county and see if they have any plans for that.*
- b) *No, they have small portable ones that are not expensive.*

Mike Whaley Lot#90

Q: At our board meeting, can you have microphones so we can hear what is being said better?

- a) *Yes, we can plan to have that.*

Next Meeting

September 20, 2025, 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