

# ASSATEAGUE POINTE HOA MINUTES

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*March 14, 2026, | Meeting called to order by Keith at 9:00AM*

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## Board Members in Attendance

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President: Keith Shoff, 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:

- I don't think we are going to need a mower this year, everything looks good. It is in the budget in case we do. All the vehicles are running fine. We will probably start cutting grass in the beginning of April.
  - Antoine and Jay stayed on through the winter. They got a lot of the tree trimming done and some maintenance in the storage yard.
  - This last storm did not do a lot of damage to Assateague Pointe. The worst are the two trees down in the dog park. We are having a tree removal company take care of that when the ground dries up.
  - For the second year we took the fountains out of the ponds for the winter. They service them over the winter. The fountains and the paddle boats will be back in before Easter.
  - We have a couple of different erosion spots to work on. There is some more work to be done between South Salt Pond and South Longboat. We are getting some prices on completing the frontier town pipe from our side.
  - Road cracks are done every other year and will be done in the fall of this year.
  - Laundry machines are working well. Be careful of how much soap you put into each load. When the change machine runs out of coins it has a light that turns red. I know that it can be hard to see with the bright lights in there. If it takes your money, please contact or come to the office. The annual service will be done in April or May.
  - The snow removal was not as bad this year. We had the roads pretreated before the snow. Unfortunately, they broke a few speed bumps even though they are marked with reflectors. We are getting bids for them, and they are responsible for the replacement.
  - Pier is in good shape. The water to the pier and pools will be turned on in April.
  - There is a pole light broken on North Longboat Way, but it has been too windy for the electrician to go up in the lift. It will be repaired as soon as it is safe.
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## Treasurer's Report by Troy Purnell

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### Financial through January 2026:

- We just received the third-party audit for 2025. On \$1,500,000 budget we were \$1,600 over budget. The audit will be posted on the website.
- Income/Expense was \$896.54 under budget. Amenities are \$8,265.54 over budget mostly due to insurance increase for the pools. The contract we have with the pool company includes a contingency for this. It is the first time it has happened, and they will provide us with documentation. We reached out to two other pool companies in the fall to get bids and they declined to do so. The company we are with is our only option right now. Expenses are over budget \$6,379, mainly due to the gatehouse and insurance being over. Utilities were \$3,590 under budget mainly due to trash being under budget \$7,191. Overall, we are \$11,962 under budget.
- DirectBiller: You can now pay online with DirectBiller. Go to our website and click on the DirectBiller tab. It is being utilized more and more by homeowners.

**Increase in County Water Rates:** This was a county decision, not an HOA decision. Troy did attend the hearings going through the explanations. They should have steadily raised their rates, but they failed to do so and had to recuperate the money. It affected every system the county runs and unfortunately there was nothing we could do about it.

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

**Pergola & Gazebo Issue:** The county came through in early February and sent out letters to everyone who has a pergola but did not get a permit for it. They are requiring our ECC approval, 3ft of separation, and a survey to obtain that permit. We can check in your file if a survey has been previously done on the property. You can also take yours down if it is not worth the hassle for you. Once the county gets involved, they will not forget about it.

**Full-Time Residents:** We did our normal process in January sending our occupancy letters from the HOA. The occupancy is unlimited April 1<sup>st</sup> through September 30<sup>th</sup>, October 1<sup>st</sup> through March 31<sup>st</sup> you can not occupy for more than 30 days consecutively and 60 days total. In April, we will send them a summary of who has gone over those days. We have several ways in which we check that. Once we send it over to the county it becomes between the county and the homeowner. We advise that you get into compliance if you are not.

**McGee Park Pergola or Pavillion:** We are going to move the gazebo that's in the dog park up to McGee Park this spring. That will not be expensive, and we think it will get more use over there. There will still be a tent for the butterfly release event.

**Tree Trimming:** If your tree limbs are overhanging the road not allowing 16ft clearance up from the street, please trim those. A lot of you already have done this, thank you. The grounds crew will cut any that have not been done. The crepe myrtles at the Clubhouse were professionally trimmed. They had a lot of damage, and the trimming back was necessary to allow for healthy growth.

**Phragmites Spraying 2026:** It was done last year, and is usually done every other year, unless necessary. Phragmites are an invasive species. The company that comes and sprays is licensed and all the chemicals used are safe. Phragmites spraying is also done on Assateague Island and many other areas.

**Gate Software Update:** The gate system we have had for 16 years, the software was not working anymore. It was something we had to do. We replaced the software; the mechanics of the gate are the same. On your end the gate functions the same way. The new software is a portal online which has similar features, like the card swipe log, that we have always had. The new gate system includes a safety feature that delays the opening of the gate after the card swipe for 3-5 seconds. When you swipe your gate card at the card reader, you will hear a chime/ding sound, and the red light on the reader will turn green. Wait 3-5 seconds, and the gate will start opening. Swiping your card multiple times is not necessary and will not result in the gate opening any faster. There is no way to remove this safety feature from the system.

**New Street Sign & Stop Sign for Bay Watch:** The street sign was installed, but we need to replace the yield sign with a stop sign.

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## New Business

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**Proposed Subsea Cable Landing Station on Rt. 611:** The company Globalinx is proposing to build a Subsea Cable Landing Station on the property between Bethany United Methodist Church and the Assateague Pointe Office. They are proposing an underwater cable from Scotland to the harbor here. The environmental program postponed the hearing until they received more answers from the company about the details of this station. We have been in contact with Snug Harbor, South Point, Bayside Landings, and the surrounding businesses and a coalition has been formed. It appears to be a semi/mini data center. They have already purchased the property privately for \$1.6 million. We will keep you all informed of information we receive as well as when the hearing for the site plan going in front of the county is scheduled. A date will not be set until the company has answered

all the commission's questions. We believe it will be a public hearing, and we encourage you to attend and/or voice your opinions directly with the planning commission.

**Employee Embezzlement at Resort Homes:** Resort Homes Inc., that Troy and Lee William were involved with, built all the homes in Assateague Pointe. Troy sold his interest in Resort Homes to his partners 10 years ago. The HOA has a contract with Resort Real Estate Inc., which Troy owns solely, for the property management. Tammy Barcus has not been affiliated with Troy or his businesses. She pleaded guilty to stealing \$2.3 million from Resort Homes and has been sentenced to 4 years in prison and total restitution. **This did not affect the HOA, Assateague Pointe, your dues, or Troy and his business in any way.**

**Broken Pipes over Winter:** There were a lot of broken pipes in and under homes throughout the community with the cold weather this year. We want to remind you to winterize or turn your water off under your home and leave your heat on. The flooding from broken pipes can cause a lot of damage to your home.

**Pepsi removing their Machines:** Pepsi has decided to remove their machines from the Rec Center and Clubhouse. They didn't feel that they made enough money to support the machines. A new snack company bought out our old one last year, but we did not have the best experience with the new company. If anyone knows a vending service that may be interested in coming in, please let the office know. Possibly a combination snack and drink machine would do better.

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## "Footprints" Report

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### Community News:

- Our condolences to the families of Dorothy Ballenberger lot#496 and Denise Ginsburg lot#139.

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## Committee Reports

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**Beautification: Missi Clark-** April 25<sup>th</sup> will be Community Clean Up Day. If you have never come out and helped please consider doing so. We clean up all the community common areas, weeding, mulching, planting flowers, trimming bushes, painting, and cleaning of the buildings. The pool furniture will be placed out, and the pool decks area will be weeded. The crepe myrtles had a lot of fungus growing on them, so that had to be trimmed out. After clean up day I feed all the crepe myrtles that were trimmed to help bring them back up in the spring/summer when they are ready to bloom. I will continue to do that again this year. There is a rain date for clean up day of May 2<sup>nd</sup>.

**ECC: George Akers-** The ECC committee will be doing Spring 2026 inspections starting on the weekend of May 1st. At this point, the community is looking great and thank you to those property owners who have gotten an early start on home maintenance and repairs. Home exteriors, sheds, surrounding property and golf carts will be inspected. You must have your lot number and registration sticker posted on your golf cart. You must also have your house number displayed in full view, located on your home or courtyard fence enclosure. If you receive a letter from the ECC regarding issues outlined in the spring inspection report, you have until June 6th to address the infraction(s) and at least start clean-up or repairs. Failure to keep your property in good condition and in compliance with our ECC guidelines will result in more correspondence to you and eventually a monetary penalty. The ECC understands that there may be difficult circumstances that have delayed your cooperation and attention to your property. We ask that you communicate to us the reason for the delay so we can take that into consideration before further correspondence is needed. It is a reminder to all homeowners that you will need ECC approval for anything significant that you add or change to the exterior of your home. If you are not sure about your addition, change, replacement or repair, please check with the ECC or refer to the ECC guidelines located in the last section of the blue Assateague Pointe manual. This will enable you to stay in compliance with our guidelines. ECC forms and applications are available under communications on our web site. When making changes or additions, please include a detailed drawing and material specifications with your application. This is to include changes in color and size. This will help expedite your request. This includes HVAC systems because it is important that the Assateague Pointe electrician can review the new system

specifications before you proceed. It is also a good idea to check with the Worcester County zoning and permits office before proceeding with major projects. Their number is (410) 632-1200. A reminder that no wood burning fire pits are allowed. Sparks and flying embers can be a safety hazard. Propane appliances are permitted. A reminder to fisherman that our ponds are catch and release only. You may keep fish or crabs caught off the pier but please make certain that they are legal in size. Maryland Fish and Game laws are in effect and DNR officers will respond. If you need to clean fish caught elsewhere or off the pier, please use the cleaning station located at the end of the pier. Please keep the pier clean and parents are reminded that they are responsible for their minor children. Last, remember to clean up after your pets throughout the community and at the dog park. Plastic bags and trash containers are provided for your convenience. It is our responsibility as homeowners to keep the trash area clear.

Storage Yard: Travis & Kathi Blizzard- Hello everyone – we will be taking over the storage yard duties from the Wetzel's who have sold their house here at Assateague. We want to thank them for all they have done over the past several years. A little bit about Kathi and I: My parents Jerry and Linda are original owners here at the point purchasing in 1990 when they were less than 20 houses. We have been lucky to see our community grow from the very beginning and look forward to the future. We plan on getting this year's stickers on when we come down next and take a look at everything in the storage yard. Please be patient as this will be our first time. Please keep your storage spot clear of trash and weeds. We are looking forward to working together to maintain our storage yard.

Entertainment: Vince & Lynn Luca- The pools open on May 23<sup>rd</sup> from 10am-6pm, June 26<sup>th</sup> they start to stay open until 8pm. That evening the Friday night swim also starts at the Clubhouse and Hot Dog Nights. We are always looking for volunteers for Friday Hot Dog Nights. If you're interested give us a call and we can let you know what's available. We have 3 Mingo nights scheduled, all Friday night, but we may have more added. July 18<sup>th</sup> we have Rock Paint in the morning and Paint Night in the evening. Paint nights have been combined to one evening. There is no movie nights scheduled for this year. The Crab & Shrimp have been combined into one feast because the numbers for both have dropped and it made sense to do it in one evening. It will be \$50 per adult. We also combined the Bull Roast and the Barry King Oyster Roast, and that will be September 19<sup>th</sup>. There is no evening event scheduled for Memorial Saturday. If you have an event you would like to chair that evening, please let us know. Jenny McMahon is offering Mahjong games on Wednesday from 1pm-3pm and that will start in mid-May. We received a letter from someone local who would like to do a doo-wop show, I will contact him and get more information. This year we will have 3x5 flags along the parade route and 4-5 around each pool.

Pools: Tracey Trott- Thank you to Lisa Ward for agreeing to turn on the music for the pools again this year! This year we didn't purchase any furniture for the pools because we invested in new umbrellas. They will be at both pools and we will save some of the old umbrellas as replacements. It was something that needed to be done, a lot of them were original umbrellas. As always please make sure you put your chaise lounges down and tie your umbrellas before you leave. There are always 5 small tables zip tied around the electric boxes on the pool deck. Please do not try and move them. They are there for safety purposes. Remember there is no glass allowed on the pool decks or crab deck. We will be fining violators, if a glass breaks, we will have to drain and refill the pool and flush the filtration system. The lifeguards we had last year were great and did a fantastic job. There is no smoking or vaping in the pool area. We have designated areas in front of the building for smoking and vaping. New gates have been installed at all 4 entrances to the pools. The health department requires the gates self-close, the springs on our old gates broke a few times a year, and it was becoming costly. If an inspector arrives and the gate does not self-close, they can shut down the pool. If you are playing music, it should be at a volume only for your table to hear it. For those of you that drop off stuff on chairs and tables, the lifeguard can move your belongings if you do not come back within 30 minutes.

- *We received a Certificate of Excellence from the Health Department for the pools last year. Thank you to Tracey and her entire team, the lifeguards, and all of you for making that possible. It is important that we stay in good standing with them, as they issue our operating permit.*

Nature Conservatory: Mike & Kay Whaley- We keep up with the bluebird and purple martin houses. So far, we have been successful with the 10-bluebird houses and the 4 purple martin houses. The houses are cleaned out as needed to make room for new birds. Last year, we had 52 bluebirds in the community. We encourage you to attend the butterfly release event!

Butterfly Garden: Dave & Brenda Hawk- Last year we had a nice event for the butterfly release. We did have a lot of questions about where you can get milkweed, so we are going to work on that. The more milkweed we have in the development, the more butterflies we will have. We will start planting during the clean-up. The butterfly release is August 15th this year. If you want to add any plants to the butterfly garden, please ask before you do. The butterfly garden is a national registered monarch waystation. We are planning to get a larger sign to replace the small one past the entrance gate. Missi has a bag of milkweed seeds if anyone is interested, please reach out.

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## Announcements

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**PLEASE CLEAN UP AFTER YOUR DOGS, THERE ARE 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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### Lisa Ward Lot#162

1. We have the AED units in both buildings, but they are not labeled. Can we add a sign by them with an arrow?
2. The lights in the storage yard are out.
3. Why is the gate staying up sometimes?
  - a) *Yes, and we will also get stickers for on the doors.*
  - b) *We will work on getting the lights back up.*
  - c) *Emergency services require we have a yelp system, once triggered keeps the gate up for 15 minutes. The yelp system reacts to pitch/frequency. The chime on the new gate card reader is on the same pitch and when a card is swiped multiple times it is triggering the yelp. We are working with the gate company, and we may move the yelp system back to the gate shack, so it won't pick up that chime.*

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## Next Meeting

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May 23, 2026, at 9:00 AM, at the Clubhouse.

A motion to adjourn was made at 11:10 a.m. and was passed unanimously.

Recorded by Xanthe Lewis