

ASSATEAGUE POINTE HOA MINUTES

May 23, 2026, | Meeting called to order by Missi at 9:00AM

Board Members in Attendance

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:

- All the mowers and vehicles are running well. There's a possibility we may need a new engine on one of the mowers. We have the money in the budget to pay for it. Pond fountains have been put back. One had a panel blow up that had to be replaced.
- For the first time in several years, we are starting off with a full grounds crew staff of 5. We had 2 here over the winter, mainly trimming trees and bushes, getting all the common areas ready.
- What we have been trying to do over the last several years is trying to get the grading in the ditches back to how it originally was before it eroded. We also have a few holes by the drainage grates in the driveways to finish up. The best time to complete the work is during the summer months when the ground is dry. The cost of these projects has risen due to inflation. We received one bid for \$80,000 and are waiting for two additional bids. Also, the pipe between us and Frontier Town needs to be replaced.
- Every other year we do the road cracks, which helps extend the life of the asphalt. That will need to be done this year.
- Laundry machines are working well. We had our annual service in April. Be careful of how much soap you put into each load, and do not put the pod detergent into the liquid soap dispenser, they go in with the laundry. In the summer please ring out any bathing suits and towels going into the dryer. When they are dripping wet it can cause rust in the dryers. Please shake the sand out from any items before putting them in any machine. The sand can clog the drains and vents. If a machine is not working or the change machine is empty, please contact the office.
- We had one of the worst blizzards we have had in 20 years back in February. Luckily, Assateague Pointe made it through well. Two trees fell at the dog park but did not cause any damage to the fence. We have a few light poles out by houses and in the storage yard, as well as a broken light on the pier. The electrician is slated to come out this week, weather permitting.
- The pier will be stained once it gets warmer so it can dry quickly.

Treasurer's Report by Troy Purnell

Financial through April 2026:

- Income is over budget \$11,761 mainly due to the electric being more than budgeted. The amount under miscellaneous income was from homeowners' dues and electric from 2025 being paid in 2026, the accountant said it had to be on a separate line. Amenities are under budget \$3,092. The pool contract states that if their costs go up more than a certain amount, they can raise our price. Their insurance went up \$6,000. Luckily, we haven't needed to do any pool maintenance, and we had budgeted \$5,374 and also the new pool furniture was purchased last year so it should even out overall. Expenses are \$15,228 under budget, mostly due to the insurance not being paid until May. I believe the insurance will be up about 10% by the end of the season. Legal and Accounting is under budget \$3,190 and the contingency is under budget \$5,672. Maintenance is under budget \$8,535, mostly due to the ground maintenance being up \$16,479 which is offset by the erosion control which was under \$16,712. We have not allocated anything for special projects for the year; we budget \$24,000 each year for that. Electric system maintenance is under budget \$4,850. Utilities are under budget \$13,459; this is mainly due to the trash

being \$16,879 under. We renegotiated our trash contract last year. The gap for the trash will most likely be smaller by the end of summer. Overall, we are \$49,649 under budget.

- The Operating Account has \$133,367, Payroll has \$18,225, and the Reserve account has \$504,691. We expect the Reserve account to get to \$1,100,000 before we have to re-pave the roads. The Reserve study is reassessed every 5 years.
- **DirectBiller:** You can now pay online with DirectBiller. Go to our website and click on the DirectBiller tab. If you pay with your bank account it is free, and there is a fee if you use a credit card. That payment goes through the bank directly into the account, and they send us a report.

Old Business

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. Overall, Assateague Pointe rates are not as high as other areas of the county because we have less usage than other areas. The Maryland Environmental Committee has been increasing their regulations which increases costs. We expect the county to increase the rates again soon.

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

Pergola & Gazebo Issue: The county 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. It is up to the county to decide if they consider something a pergola, gazebo, or secondary accessory structure.

Full-Time Residents: The occupancy is unlimited April 1st through September 30th, October 1st through March 31st you cannot occupy for more than 30 days consecutively and 60 days total. In January we sent letters to anyone violating from October through December. We look at the cars in the driveways, gate card swipes, and electric usage per quarter. In April, I sent the county a list of who violated for October through March. It is my understanding the county contacts the homeowner from there. It was about a dozen people in violation.

McGee Park Gazebo: The gazebo was moved from the dog park to McGee Park. Our grounds crew power washed it. This will provide shade for anyone who would like to sit out there or watch their children play and fish. We are looking into seating options for the gazebo.

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 has not been done.

Phragmites Spraying 2026: It was done last year and is usually done every other year. We will assess in the fall and have them come back if necessary. Phragmites are an invasive species and do damage to the marsh and bay areas. 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: We had to update our gate software this year because the old system became obsolete, so we were not able to change anything in the system. 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. It 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. We had a few issues with the yelp system being triggered and holding the gate open. We were able to resolve those issues, and everything seems to be functioning well. Most owners have picked up their 6 gate cards. If you wish to purchase any additional, they are \$5 each. Please be mindful of who you give a gate card to, as we do not want unauthorized individuals to be able to access our pools and other facilities. If you have an issue with a gate card, contact the front office.

Proposed Subsea Cable Landing Station on Rt. 611: There was a great article in the OC Today Dispatch this week explaining what they are trying to do. 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 Ireland to the OC airport. They have already signed a 25-year lease with them. They have already purchased the property privately for \$1.6 million. **This property was not owned by Assateague Pointe ever.** They have submitted site plans to Worcester County for a 24,000 square foot building, there will be 5 employees, and will not take much water. We have been in contact with Snug Harbor, South Point, Bayside Landings, Mystic Harbor and the surrounding businesses and a coalition has been formed. Most of the residents and businesses on 611 are against this being built. The more letters/emails that get sent individually to the county saying you do not want to see this the better. It is more impactful if the letters/emails are personal and not a form letter. There was a town hall meeting at Stephen Decatur and there was a huge turnout. We will get you contact information about where you can send your letters/emails.

Snack and Soda Machine Replacement: I have reached out to several vending companies and have either not heard back or it's been a no. Coke does not supply vending machines anymore; you have to go through a secondary vendor. It is not worth it for most companies to set up vending machines for just a few months. Purchasing machines would be several thousand dollars apiece. We would be responsible for any repairs and the stocking of the machines. Also, most machines have credit card access on that which does add fees.

New Business

Concrete Repair-Clubhouse Pool: We had a company come in and drive holes into the concrete and inject a polymer to raise the concrete up. Unfortunately, they did not fix the main issue. We have not paid them in full so they are going to come back and hopefully that will be resolved.

- Last year we had an incident at one of the events where the concrete exploded where they were cooking corn. If you are chairing an event, please make sure you are cooking out on the asphalt to be safe.

Mosquito Spraying 2026: That will take place every Thursday morning at 12:30am, weather permitting. A truck will drive down each street and spray out of the back. They do not spray the ponds as it is not good for the water. This helps keep the mosquito population manageable.

BOD Election: Anyone interested in running for a Board position should have your Bio to Xanthe no later than June 8, 2026. Also, if you are not able to attend the annual meeting on July 11th, please give someone your proxy. We must have a quorum for the vote to take place. It is 1 vote per lot, not per individual. We only had a quorum at 3 of the last 5 meetings because of the proxies. They will be available in the June newsletter, and we will have them available at the office.

Heat Tape: The plumbing of the homes here comes out of the ground to connect to your home. That area in the winter is exposed to freezing temperatures. A lot of homeowners use heat tape around that plumbing, so their pipes don't freeze. Sometimes the heat tape can malfunction. Usually, it will stop working and the pipe will freeze. In some cases, it has heated up too much and melted the pipe. The best way to protect your home when you are not here is to make sure the water is turned off and all the pipes are drained. You can have a plumber or the county turn off your water at the street. We had many people this winter with broken pipes under the house and in the house as well. Sitting water in your home for several weeks can cause major damage to flooring, walls, and cabinets.

Housekeeping:

1. Please don't bring unwanted toys/games or household items to the clubhouse. Please list them on the AP unofficial FB page.
2. Please accompany children to the restrooms. Last season we had numerous times when there was toilet paper was all over the restroom floors and toilets that were filled with entire rolls of toilet paper.
3. If your children are playing in the clubhouse, remember to clean up after they are finished.

Community News:

- Our condolences to the families of Richard Yingling lot#357 and Bill Brown lot#270.

Committee Reports

Beautification: Missi Clark- Clean-up Day was chilly and cloudy, but we got most everything accomplished. We had 38 volunteers come out to help. The mulching was done and the flowers were planted. Due to the cold winter, I was not able to obtain all the flowers we needed. There are a few areas that still need to be planted. If you see any areas that were planted and the flowers are dead or not doing well, it is because of the weather. I think April is too early to do Clean-up Day and it will be better if we move it a little later.

ECC: George Akers- The Environmental Control Committee completed Spring home inspections on the weekend of May 1st. The community is looking great and thank those property owners who have gotten an early start on home maintenance and repairs. As well as homes, sheds and exterior property, golf carts were inspected if possible. You must have your lot number and registration sticker posted on your golf cart. If you receive a letter from the ECC regarding the absence of your lot number or registration sticker, you have until May 29th to add that information to your golf cart. Registration stickers are available in the main office. Reflective, stick on numbers work well for the lot number display. If the May 1st property inspection showed that you have property characteristics that need your attention, you should have received a letter explaining the nature of the improvements that are needed. You have until July 31 to complete the improvements. If the improvements cannot be made by that time, please give the ECC an explanation via the Inspection Response Form found on our web site. Please email it to the ECC attached as a PDF or USPS mail to the main office. All properties needing improvements will be inspected again on August 1st. 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 or on the website under communications. 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 specifications in PDF format with your application. This will help expedite your request. This includes HVAC systems because it is important that the Assateague Pointe electrician review the new system specifications before you proceed. It should also be noted that all HVAC systems should be installed at the level of the interior home floor. A pressure treated wood platform, wrapped with white skirting is sufficient as a base. 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. Again, please e-mail the application to the ECC in the form of a PDF. Thank you!

- The ECC email is ecc.assateague@gmail.com.

Storage Yard: Travis & Kathi Blizzard- Kathi and I have all of the stickers on the boats that were here up to two weeks ago. We will be back down next weekend to check if any boats came in over Memorial Day. The weeds are off to a good start, so please take some time to spray and clean up around your slip. As always thanks for everyone's help keeping the storage yard clean.

Entertainment: Vince & Lynn Luca- We started Mahjong on May 13th, and it is going well. It will be every Wednesday from 1-3pm in the Clubhouse. Our grounds crew member Jay put brackets up on the poles and around the pools so we can have 2x3 U.S. flags up for the summer, they were purchased on amazon. If you wish to buy one for your home make sure to get an outdoor flag that is double sided, the indoor flags will not hold up in the weather. We are always in need of Volunteers for Friday night hotdogs. If you are interested, we begin June 26th and it will be every Friday until August 28th from 6:15-9pm. There will be 3 Mingo nights chaired by Tom Cramblitt, but we may possibly have more. It costs \$5 and the prize is cash. The schedule is posted on the

website and at both buildings. If you have any questions my phone number is on there. Events are posted in order of their date on the website. You can click on the events printed in blue to view the flyer which has detailed information, including prices, times, rain dates, etc., for that event. Please be mindful of the deadlines listed on the flyers. Food and supplies for events must be ordered ahead of time, and its extra work for the chairperson to have last-minute signups.

Pool: Tracey Trott- Thank you to everyone who helped on Clean-up Day moving the furniture and weeding the pool decks. The pools are open 10am-6pm. Starting June 26th the pools will stay open until 8pm and the Clubhouse will begin Friday night swims. We cannot have every rule for the pools posted somewhere. It is the discretion of the lifeguards; they are the safety people. Please listen to them and be respectful. If you disagree with them, feel free to reach out to me and leave a message. I am here most of the summer. Board members contact information is available on the website. If you see another owner or guest not following the rules, please inform the lifeguard, or if you decide to say something to them, please do not be confrontational. Mike and Cathy Snyder, Dave Neumeister, and Mike Trott take care of all the furnishings with me. This year we have all new umbrellas. They have metal poles not wood poles. Our bases were originally designed for the wooden poles so they may be loose. If your umbrella is up and it does not feel secure, put it down and notify us. The old wooden ones had become soft so the screws would easily hold them in place. Many of them were breaking from the wind and worn wood so they had become a safety hazard. Commercially they are mostly made with metal now. Also, they have crank handles instead of rope, which will make opening and closing them much easier. Lisa Ward has agreed to turn on the music each day this summer. Please do not ask her to change the station playing, that is not her decision. I have chosen a variety station that will appeal to most people. If you bring your own music to the pool, please use earbuds or keep the volume low enough for your table. No music devices are allowed by the side of the pools. Do not move the small tables that have been zip tied over the electric boxes. They are there to protect them. **Absolutely no glass of any kind is allowed in or around the pool, including the crab deck/screened porch! If any glass breaks the pool will need to be emptied, cleaned out, refilled, and all the filters need to be flushed out. The homeowner responsible will be fined that amount. If it is a family member or guest, the homeowner is still responsible.** I keep plastic cups in both buildings so you can empty any contents and leave the glass item in the building. Do not enter the pool when the lifeguard first arrives. They have to get set up and, in their chair, before you enter the pool area, so please be patient. There are no saving chairs or tables and returning later. If items are left for more than 30 minutes the lifeguard will move them inside the crab deck or Rec Center. Make sure your guests, family members, and renters are aware of the rules. They are posted online and we have them printed in the office if you would like to have them posted in your home. 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 the lifeguard hears thunder or sees lightning, they are required to clear the pool and deck for 30 minutes. The last day the pools will be open is September 26th. The dog swim will take place that day at the Rec Center only. Both pools will close at 4pm, immediately following the event.

Butterfly Garden: Brenda is going to be planting more herbs in the garden this weekend. Our butterfly garden is a registered waystation. There are specific plants required to maintain that certification. Please do not plant or remove anything from the garden.

Announcements

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 & JOIN OUR FACEBOOK PAGE FOR ONGOING ANNOUNCEMENTS!

Open Discussion

Sheila Jacobs Lot#432

C: We had a lot of questions about the Flea Market being canceled due to the weather. We usually wait until just before because the weather changes so rapidly in this area. The flea market takes place on the front lawn not inside the Clubhouse because the road traffic brings more customers. We still have the yard sale inside the community in August.

George Akers Lot#341

C: We have a problem along Skipjack Dr. where someone is feeding the feral cats. Unfortunately, they can be destructive under the house and can carry fleas. You can call animal control, and they can come set traps for them. They will not set a trap during the summer months because of the heat.

Art Smith Lot#82

Q: Last year by the basketball court we had a dog bag station, can we get one back there?

- a) *Yes. It was broken so it is being repaired at the maintenance shop and will be put back up as soon as possible.*

Next Meeting

July 11, 2026, at 9:00 AM, at Worcester Prep.

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

Recorded by Xanthe Lewis