

ASSATEAGUE POINTE HOA MINUTES

July 11, 2026 | Meeting called to order by Keith at 9 AM

Board Members in Attendance

President: Keith Shoff, Vice President: Missi Clark, Treasurer: Troy Purnell, Secretary: Joe Mosby, Member At Large: Tracey Trott, Attorney: Sean Colgan

President Keith Shoff called the meeting to order

Most people in Assateague Pointe take great pride in their property, community property and the behavior of themselves, their guests and pets. Please keep up the good work. There was a brief discussion about an incident at the pool last night where the corn bags were ripped open and the corn thrown into the pool. We will be looking into the situation. We are solvent and there is no litigation pending against the HOA. We have a full grounds crew, courtesy personnel, and custodians on duty. We have a slate of candidates for the board and an active and supporting property manager.

Community Project's Update

In the last year:

- New HVAC @ Rec Center
 - Fountain @ Rec Center Pond was Repaired & Reinstalled
 - Gazebo moved from Dog Park to McGee Park
 - Heavy Trimming throughout the Community
 - Continued Algae Treatment at Ponds
 - Erosion Control work – Bay Watch area
 - Replaced 8 Electrical Pedestals
 - New Access Gates @ both Pools
 - New Street Sign Installed @ Bay Watch
 - Successful renegotiation with Trash Removal
 - Entry Gate Software Update (issued new cards)
 - Emergency Contact Info Update (5 yr cycle)
 - Concrete Repair @ Clubhouse
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Property Manager's Report by Troy Purnell

Property Manager's Report:

- Currently we have a full staff. All of our equipment is in good working order. There is money in the budget for a new mower this year, but don't think it will be necessary. Vehicles are in good shape, Reviewed some of the erosion issues we are looking into. One bid alone for the erosion work out by Bay Ridge came in at \$93,000. We are continuing to try and get this worked out and getting this done as cost effective as possible.
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Treasurer's Report by Troy Purnell

Financial through May 2026:

- Income is over budget \$10,000 mainly due to moving \$9,700 over in electric. Under amenities we are under budget \$9,294 mainly due to we haven't touched our furniture & equipment, the new umbrellas and other pool purchases were on last year's budget. Expense is under budget by \$18,000, but this is mainly due to the insurances not being paid yet. Will most likely be over budget after paying all them.

Maintenance is under budget \$14,734, because we have spent no money from special projects or erosion control so far this year. Utility expenses under budget \$15,897 due mainly to we renegotiated the trash contract. Overall, we are under budget \$66,648 as of end of May. Member [Joi Greig](#) stated that there is over \$583,000 in assets only earning approximately 1%, is there any reason you can't put that in a higher yield CD to increase the amount of interest earned. Troy responded that we have been looking into that and we have contacted our accountants about doing so and keeping all money insured. Cash in the bank is \$47,499, Payroll \$11,027, and \$517,000 in Reserve Account. We had a study done three years ago and as far as what the account should be. We are three years into that and at year five it is slated to go up. [Member \(not identified\)](#) asked a question to the attorney, Sean Colgan. What is the time line for moving the money into a higher earning account. [Attorney Sean Colgan](#) responded it could be a few weeks or a month. Troy stated within a month and he assured he would stay on top of it.

Old Business

[Lagoon Status: Troy Purnell](#) The county owns the wastewater and water plant in Assateague Pointe. They are in the process of repairing the lagoon tear in the lining. Water needed to be lowered, which did create complaints about the smell. They are doing everything they can to keep the smell down. They have combined all the wastewater systems; us, Bayside, Mystic Harbour, are all together into one. Right now, we are not using any of our water wells. They are all coming from Bayside elevated water tank.

[Pergolas & Pagoda Issues: Troy Purnell](#) Issues with having two accessory structures. The county did change the code to allow it. They do require you to get a survey and a permit. The county has come out to inspect them. Some people have had luck and some did not. It is a county issue.

[Fulltime Residents: Troy Purnell](#) Assateague is not a full-time place. We encourage everyone not to stay here year-round. We do have to supply reports to the County. They go by gate card swipes, electric bills, and things like that. They have been in checking. Once you get to the December and January, that's when they will realize when someone is staying too long and they will come in and inspect the lots and ask us questions.

[911 Address: Keith Shoff](#) **You must have your street address visible on the front of your house from the street. Emergency vehicles do not look for lot numbers.**

[Increases in County water Rate: Keith Shoff](#) Increase in County Water Rates and it sounds like they are going to continue. Unfortunately, we have no control over that at all. From what we understand is the increase is due to the county's lack of staying on top of the infrastructure. And we are paying for their ignorance.

[Fountains: Troy Purnell](#) They are now on timers now. We did need to fix one fountain and it's running great now. Also, they are being pulled out in the off season and taken in to the company and reviewed for necessary repairs and also winterized. This saves a lot of money.

[Current Work Order Status: Troy Purnell](#) Drainage and Erosion work, we are in the middle of working out some kind of plan. If you have a sink hole or anything in your driveway, please make sure you are on the list. We will come in and dig it out and repair it. There is also the pipe replacement between Assateague Pointe & Frontier Town that they are trying to see if they can do that the same way.

[Road Cracks:](#) They will be here in the fall around October. With the increase with the petroleum products it will be about \$15,000. A member Fred Cox Lot 392, asked the board to review a contract he has to get his driveway replaced and repaired and he has one of the sinking drains. Troy accepted the contract and said it would be reviewed.

[Feral Cats: Keith Shoff](#) Feral Cats are always an issue here in the community. Not hearing as much this year but we know they are around. Some people have mentioned that they were unaware that you could be fined if it's noticeable that you feed the feral cats. You can be fined by the ECC.

[Unattended and Unmarked Crab Pots: Keith Shoff](#) Make sure you crab pots are legal with state regulations. The DNR does come in and check the crab pots and if they find pots that are not to spec, they will pull them and

take them. So, if your crab pots are missing, you could probably call the DNR to find out where they are. [Roger Rudolph Lot #224](#) – I'm the guy that steals the crab pots when they are left unattended. And I release the turtles that are drowning in them, so if you are missing one, come see me.

[County Emergency Services: Keith Shoff](#) When we first bought in here, any snow that we had, which was minimum we would plow Assateague Way and North & South Longboat. About two years ago the county notified us that any snow accumulation over 1.5" requires all of the streets to be plowed. So this has been added to our budget discussions.

[Propane Pricing: Missi Clark](#) Sharp pricing for this year will be \$2.24 a gallon. Suburban will not talk to me and if you had Peninsula, that is now Superior, they are saying they are not doing a group program like what was being done when it was Peninsula. So, I emailed the district manager to see if they would do what they are calling a buy-in program but the people that I spoke with this week wouldn't talk to me because I am not a customer. So, I need to go through their district manager to see if I can negotiate a group program for any Superior customers. I have still not heard back from him, but I will continue to try until I hear something.

[Member \(unidentifiable\)](#) asked if that was .05 increase, Missi responded yes, it was \$2.19.

New Business

[Proposed Sea Cable Landing Station on 611: Keith Shoff & Troy Purnell](#) This is being discussed to go on the open lot out on 611 just north of our property. From what I'm understanding now is that the county is entertaining a moratorium on any kind of data center or cable landing center. I believe it has a good chance of not happening. But obviously the owners bought the property already for \$1.6 million so I don't think they will just walk away. The county and all the commissioners were not in favor of this so they are moving to put the moratorium on it. Assateague Pointe is part of the coalition that has been formed to fight that along with many communities around us.

[Negotiations Concerning Insurance at AP: Troy Purnell](#) Most of our insurance flips over in March so we are starting now to look for other companies because the insurance cost just keeps going higher. We usually bid out to two or three different people and we will be doing that this year to see what else is out there and what kind of pricing we can get.

"Footprints" Report – Keith Shoff

Finally for the Footprints Report we have some Good News to announce, it's not often we can announce good news, WELCOME OWEN JOSEPH LEWIS, Xanthe's new baby. He was born on June 24, 2026, he was a little bit early which is why Xanthe is not here. He is actually at Johns Hopkins in Baltimore. I talked to her this week and she said everyone is doing well. He's not gaining weight like the doctors would like him to, but he is gaining weight. Please keep them in your prayers.

[Moment of Silence for the AP members we have lost this past year:](#) Bill Brown Lot 270, Paul Smith original owner Lot 94, Dorothy Ballenberger Lot 496, Denise Ginsburg Lot 139, Richard Yingling Lot 357, Nancy Sharp Lot 218 and all those of our AP family that have passed this year. Please Keep Mike & Tracey Trott in your prayers. Mike is having some health issues right now.

[General News & Correspondence: Missi Clark](#) We did have an email from a homeowner asking about AED Training. They forwarded me a name; it was the name that I had from before. I have called her multiple times and she has still not returned my calls. Same as last time. Everyone I have talked to will not just do AED training, you must have full CPR & AED training and it is extremely expensive per person. We cannot afford to eat that cost and I would not expect any of our homeowners to fork out that amount of money. Our lifeguards are AED trained and there are several homeowners that are trained with AED. If anyone knows of anyone that would do the training for us at a discount, please let me know and I will reach out to them. A brief discussion about the cost and the fire department doing it for free. Red Cross was \$368 per person. Also

possibly see if there is enough interest in the community to do it and pay for it themselves. If interested get in touch with Missi and she will investigate it further. The AED's actually walk you through step by step.

Wall of Honor

We will not be adding anyone this year.

Board Election

Candidates & Election Results: Keith Shoff we will move on to a two-minute introduction from our two candidates currently running for the board: Joe Mosby and Tracey Trott

At this time, we will accept any nominations from the floor:

Carol Emory nominated Sheila Jacobs, any other nominations.... None, Sheila please come up and give an introduction. Sheila Jacobs accepted.

RESULTS:

- Tracey Trott.....75 votes
- Joe Mosby47 votes
- Sheila Jacobs.....30 votes
- Adele Flannelly.....1 vote

IRS Regulation:

- Operating Budget.....58 votes
- Reserve Fund.....16 votes
- Refund.....2 votes

Committee Reports

Beautification: Missi Clark- We had about 38 people come out for our community clean-up. It was a very cold day. I appreciate everyone that came out and thank you for all of your hard work. We did have to replace quite a bit of flowers that died from the cold spell we had. To date, everything looks really well. Thanks for all your help and I appreciate it.

ECC: George Akers- Hi, I'm George Akers and I'm your ECC representative here at Assateague Pointe. Rather than give a report per se, I have questions I'll direct to the community. Permits, please make sure you follow through with your permit requests. They come to me first but, if you want variances and we have lots of them right now requested, you might have to go through the county. Yard Signs, it's to my knowledge, you are not permitted to have yard signs advertising a contractor. That is correct. If your contractor puts a sign out there you do have to remove it. I do believe we are allowed to political signs for 30 days. Golf Carts, you probably see me running around looking at your golf carts, so don't be offended if I take my dog for a walk and I'm in your driveway, which I did the other day for quite a while. I printed up some stickers, actually it's a piece of paper, basically a flyer, if you don't have a registration on your golf cart I put the flyer on the seat or something like that, don't be offended, just get your stickers with your lot number and registration on it so there are no issues. Weed control, I think probably the number one issue right now is weeds. It's mid-summer and a lot of people still haven't pulled their weeds yet. I have a couple of neighbors that I'll have to send letters out and that's extra expense for all of us. Please get your weeds pulled and keep your property nice. I've noticed some clutter, junk cars, fishing equipment. Try to keep your places clean so you don't get a phone call. In addition to letters, I also will just make a phone call to you. Whether you answer or not, I'll leave a message. There will be a second property inspection at the end of the month, actually I've started walking around already. While I'm doing the golf carts, I do the properties too. The official second inspection will be at the end of July. There were approximately 107 homeowners that got a letter initially. Some were minor infractions, but some were

major. Just expect to see me again at the end of the month. I get quite a few requests for variances and I get torn on how to handle those and I need some direction from the board on that. I think what happened years ago, some variances were issued and instead of staying with what is in the book, the variances were approved and eventually the county approved them. I see that the variance requests are getting larger. People want bigger decks or bigger driveways or bigger courtyard etc. So I really need some direction from the board on that. What is the maximum we can have on a deck length or width. What is the maximum we can have on a driveway. The issue with setbacks, and you're suppose to stay 5' away from our setbacks according to our bylaws. But when you go over, then that's where the issue stands. So I don't know if you want to discuss it privately or right now, I just need to know because I have requests for the variances. Again, I think we approve it first, and then it goes to the county. Which to me I think that's backwards. The county should approve it first if there is a variance and then we look at it. But that's not my judgement. So, I don't know if we have some input on that. **Troy Purnell**- The guidelines specify exactly what you are talking about as far as the maximum amount of square footage. The variances you are talking about, hopefully they are mainly for the decks on the back of the house that is one thing that Rosemary was the first one to do it, and we worked through it. Then the county has requested that they want us to approve it before it goes to them. They go through all the work and then shoot it down. So that is why it goes that way. We can go over the guidelines. **George Akers**- What is our maximum, on a deck, what is reasonable. **Troy Purnell**- 6 ft. Not all homes are eligible for that deck on the back. Obviously, if you are back-to-back or by a drainage ditch there is no room. It has to butt a common area and be open behind it before it can even be considered. **George Akers**- How about the length, it can be the length of the house? **Troy Purnell**- Yes **George Akers**- I've had requests for larger courtyards, they want to go past what they have now usually right to the edge of their property, to the sides. Are they allowed to do that. **Troy Purnell**- I would need to look into the guidelines to see and I will get back to you. **George Akers**- I know with your heat/AC units you can go up to the property line with that but with the courtyards that's a whole different thing., that's living space. That's pretty much all I have. I appreciate your cooperation and don't yell at me when you see me in your yard. **Rosemary Petricelli**- Everyone should know that the county will require a survey and they are not cheap. Because I obviously did what I did, I had to go to these guys and they said if the county approves, we are ok with it. So I went to the county and the county immediately wanted a survey and that started the whole process. So even though the county is pushing back on all of you, the county will still require the survey.

At this point, there was a discussion and about a survey could possibly be in your file at the office, but it was stated that the county wants updated ones because of erosion and the cost is approximately \$500. Another homeowner stated that if courtyards are extended, you will probably not be able to have fencing as most counties requires you to be back 3' or more. Another question was asked about replacing grass and adding additional concrete not being aloud because of the run-off. **Troy Purnell**- responded that all the storm water management designed to handle the survey ???? he has right now. It may or may not be an issue with the county, but there are guidelines that tell you what you can and cannot do with the size of your driveway. **George Akers**- one more issue with golf carts and e-bikes. We had a golf cart explosion. Everyone is buying new golf carts and I think they are faster, more elaborate. I see kids operating them all the time, 12 and under with no adult. I ask for your help because I'll say something but really it has to be a community effort to avoid someone getting hurt. You see a child operating a golf cart mention it to them. Then the e-bikes and e-scooters are flying down the road, they are going really fast. So just as a community keep an eye on our kids. We don't want to see anybody get hurt. We really could use the help of the courtesy personnel on the golf carts. I don't know what our position is there. Maybe the board could help me with that, but that would be very helpful if they could assist keeping the golf carts registered with the lot number on it and the kids operating them. **Tommy Cramblitt**- As far as the kids driving the golf carts, we are all homeowners here so say something if you see somebody. Usually I just stop them and say, you know that's not allowed in here, and people understand. If I see it and I have to say something to them again, then I'm going to report it. The other thing I want to talk about is the e-scooters and I know we are not allowed to have the hoverboards in here, does that pertain to the electric scooters also? **George** was unable to answer, but **MaryAnne Bing** can and she stated she didn't believe that it was in the guidelines but there are more and more kids ridding these scooters and the electric bikes. **MaryAnne Bing**- stated her question is, renters bringing in golf carts. So, I was told when I was ECC

chairperson, that attorney at the time said we didn't have the right to tell the homeowner that they could tell their renter that they couldn't bring a golf cart in. We have a hard enough time as it is with homeowners not having golf carts registered or having their stickers on them. Now you have renters coming in and they have trailers parked in their front yard because they are bringing their golf cart. My question is they are coming through the gate. I believe that everyone that is renting their home are not going through the office and unfortunately homeowners give gate passes out and everyone comes in. It is hard to police, it's difficult to figure out the what and where. But when the courtesy personnel are driving around and doing things and there is a trailer parked in their front yard with three or four cars, take a look and see what's going on. Because there is a small trailer, a golf cart and three cars parked at one house. That obviously isn't a homeowner because why would they have a trailer parked that would pull a golf cart. Is there anything that let's us say that renters are not allowed to have golf carts, bring boats in, bring trailers in, what is the stipulation on that? You guys as a board could monitor that and make it stick. That I think is the biggest issue. Sometimes people are being let into the gate because they are pushing a button and giving a lot number and the gate goes up. They don't have a visitors pass and the gate just goes up. I'm concerned about more and more renters coming into the community. Homeowners are allowing their guest to bring their golf carts in. What can we do as a community and as a board, how does the board police that. Because it just can't be George, it can't just be the ECC. That's a whole lot of commitment for one person. Yes George has a committee but George is the one that handles all the complaints. So as a community we all need to work together to figure out and maybe re-write the guidelines. Renters are not allowed to have golf carts, not allowed to bring pets into the community. Why are we allowed to have renters bring dogs into the community. As an HOA how do we not have that right. **Tracey Trott**- this is something we will definitely readdress with the attorney and also discuss in our executive meeting. Another discussion started about the dangerous situations with scooters and we need to apply penalties to homeowners. Then the discussion became unaudible as owners spoke over each other. **Keith Shoff**- We as a board will sit down with our attorneys and take another look at what we are allowed and not allowed to do. As for policing people going through stop signs, let me know how to do that! It's something that is almost impossible to police because one, people are doing it even though they might know the rules, they don't care. And that is part of our problem as a community, if you see that kind of thing happening, you need to bring it up, talk to that person, file a complaint. That is the only way we can do anything with what goes on like that. Maybe we can hire some full-time police at \$300,00 a year. *Owners continued to speak over each other and most was unintelligible*. **Mr. Hatton**- stated that with the craziness we are seeing in this world today, these homeowners we should not be approaching anybody. It is not their responsibility. You got these guys riding around in their trucks, if they are not going to do anything, spending our gas (*unintelligible*) Fireworks at the end of the pier, I called the gate they were on patrol and I saw him ride to the end of the pier and then he was gone. If we are not going to have anyone do anything let's save the gas, let's park the truck and go down to one person working the gate and save some money. (*unintelligible*). **Troy Purnell**- if this was reported and response was, I reported it to the courtesy personnel in the truck. Troy asked if anyone reported it to the office, he stated the front desk is where things need to be reported to if you have an issue with the courtesy personnel. If possible, make a phone call the next morning, that would be the best way to handle it. If we don't know about it, we can't do anything about it. If they are not doing their responsibilities, we need to hear it from you. **Mr. Hatton**- another contention with me personally is that these guys run around and check everybody's property to find out who is there in the winter for the county, if they are not doing anything.... why are we paying them, spending our money and our gas to ride around and see who is living here for Worcester County. **Troy Purnell**- it is our restriction as well as the county. **Mr. Hatton**- that's fine, that don't affect me, we are paying these people to do nothing. (*Again, homeowners speaking over each other and unintelligible or too low to transcribe*). **Troy Purnell**- There should have been a report filed by the gate attendant about the fireworks, and if they had done that and if we would have known it about it the next morning. This is why we also ask for you to follow up report to the office the next morning. Otherwise, we would know nothing about it. Xanthe is their supervisor and she needs to be made aware if they didn't do what they were supposed to do. **Tracey Trott**- If they didn't do what they were supposed to do, then we would appreciate you following up with the office the next morning and telling the office that the courtesy personnel didn't do what they were supposed to do so we can address it. If they are not doing what you think is there job, please take the responsibility to tell someone on the board or mostly the

office so it can be written up and we need to act on it. [Another homeowner](#) asked if they keep a log of events that do occur, so we should have a written record of it and who do they turn that into? Troy Purnell- They turn it in to the front desk to Xanthe every morning and we haven't heard about this. [Keith Shoff- Travis you've had your hand up for a while-](#) something about an electric question to the courtesy personnel *unintelligible* [Donna King-](#) Can I say something positive about the courtesy personnel. My daughter was between apartments; she had sold her house and her new living arrangements weren't yet available. It was in the summer time and she was living here in our house and working from home. But she was on midnight shift. Her boss called us and asked where's Alexa (?), she hasn't signed on. Called and called her and couldn't get a hold of her. I called the courtesy personnel; they went to our house and knocked on the door and woke her up. Walked around the house to make sure she was ok and every night for a month, that man knocked on our door to make sure she was ok working overnight. And I appreciated it, it was Mark. [Lisa Ward-](#) I have one thing I want to say about Mark. I was on the phone with Mark the other night when he rode by Jody and she told him fireworks were going off on the pier. Because I called Mark and asked him to go down there because they were putting off the fireworks. He went down and I said why aren't you going down the pier and he said I have to be in the truck in case someone calls that I need to let in the gate. So he waited until they came off the pier and he did approach them and told them they were not allowed to use fireworks in Assateague Pointe, that was our rules. So he did address those people. But he told me he couldn't leave the truck in case someone called him and needed to go let them in the gate because he was the only one duty. Mark is one of our best guards as he asks about known homeowners and checks on them. [Rosemary Petricelli-](#) So there is an education issue that has to happen here because there was a lost opportunity here because if a fire had occurred at the end of that pier, it would have been catastrophic and meanwhile, he is appropriately following instructions be in his truck if someone calls. It's a re-education issue. Please do post, that would help us understand what their responsibilities are. [Keith Shoff-](#) one more, Mike you've had your hand up for ½ hour. [Mike Whaley-](#) Most of us agree that there is a problem, both on our side as a homeowner and your side. I believe you understand it's a problem. You see something happen and the first thing you wonder and you think, how do you do it, you call Xanthe, you call the guard. What can you do about it. On my little street, the speed bumps and in the center, there is an opening, and I'm for sure not advocating for bigger speed bumps but that is one of the problems that there is a space in between the two speed bumps and that where the bicycles, scooters, skateboard, where they go and they go fast. I fear to a point is what are you going to do, you are going to end up killing or hurting one of those kids because they are going so fast. They are going to be on you or by you before you even have an idea of what you should have done. I don't know how you're going to handle this because the courtesy personnel have no legal right and the kids are going to just say the hell with it. But I just think that's the way people are these days. Same way if I go out and say something to them, first of all I can't catch them, because they are going through so fast, but I do believe, everyone wants to blame the renters for everything, and I think they are correct, but I think this need to be looked at by you guys and I think the attorney needs to be involved because you need to know what's legal and what's not legal.

[Storage Yard: Travis-](#) Good morning everyone, that's a tough committee report to follow. My name is Travis and my wife back there is Kathi. Mom & Dad are original owners. We've been here since 1990 so after 36 years we've seen many meetings some of them a lot more well attended than this. First, I just want to thank the board, they are sitting up here and doing the best they can with very limited real power of what they can do, I've seen the community go from this, to exactly the way it is to now, George saying we have a lot of variances being requested. So, you have to kind of bare in mind the times and things are changing and what people expect are changing. So Kathy and I took over the storage yard from the Wetzels at the beginning of this year. And I thank the Wetzels for their service. The Wetzels were down here every week, they were retired. Kathy and I are still working and have one new grandchild and one on the way and we are 180 miles away. So we are down here once or twice a month and every time we come in we check. We are still getting our feet wet on things. The first thing is the weeds. When you ride back into the storage yard, please just spray the weeds they are getting out of control. We have not sent any letters or anything and usually I'll start with a phone call. Some things are registered and some things aren't registered. And a question I have is, we have our golf cart that sits at our property and have our registration sticker and some sit in the storage yard, do they need that sticker also. And the other thing is the unregistered stuff. I see when we ride around the little storage sheds are there, now some

are registered and some aren't. And then some people have their boat there and it's not on the list so I'm calling, so if I call, please just text me back that yes it is supposed to be there. We had a gentleman who had his driveway coated and he had his suburban in the boat storage yard, which is fine, but that just happened to be a week we were down and it wasn't on the list. So if it's only going to be there for a day or so, no need for a sticker for it. But it's just those little things if I call you, is it supposed to be there and you say ok, then we'll just make a little note. Another guy had just bought his utility trailer and it still had the temporary tags on it. We are not really calling to bother you but as much just call to help you in case you come down and something is in your spot that's not supposed to be there and we've already at least let you know or we went to the office and this isn't even this guy's boat that somebody parked there. As you are down, there is a lot of trash in the woods behind and I know that's not part of your stuff and stuff blows down, the boats are tight so try to keep in your line, I remember they used to seem to be wider maybe I've just gotten wider. Those spots are narrow, but maybe if you could just go in between and pick up trash that is there and help keep it clean. And a question we have for the board, I know the boats and the storage trailers are ok, but we have people that have siding and stuff laying around back there. Is that ok if it's within their spot? [Response as long as it's kept, it's ok.](#) We are not trying to overkill but keep it as neat as it can. Xanthe has been great, every time we come in, she gives us the updates. As we get through this year and into next year, and we kind of get to know what's always there and what's not usually there, we will be a little bit more comfortable as well. Hopefully this won't be a 25-minute question session, but I'm happy to take any questions if anyone has anything. OK, Thank you.

[Keith Shoff](#)- Before we get on, it would be remiss if I didn't mention the ECC. I spent many, many years on the ECC committee when I first bought in the community. That is the toughest job in the community. It's the most hated job in the community. At one time we talked about getting t-shirts made up for the ECC members that were bright orange with the cross hairs on the back. You feel like you're in somebody's sights all the time. George, you and your committee do a fine job and we appreciate all you do.

[Entertainment: Vince & Lynn](#)- Good morning everyone. Well, let me tell you what happened. In March of this year, I suggested that we do some changes to the community over all. I made a suggestion that we go to bigger flags instead of those little stick flags. Well that worked out well. I do need to thank Jay from the maintenance team that put up all the brackets on all those poles for us during his time working over the winter when he had time and believe me I called him almost every other day. He would say I haven't gotten to it yet. Well anyway, I came down the week before Memorial Day and I noticed that he still had 8 or 10, now I'm starting to panic. I only have 12 more days, so I saw him in the community center and he said I've got you covered. They will be up when you are ready to put the flags up, you told me when you would be coming to put them up. And they were there. So thank you Jay, and if any of you see Jay, tell him how he did a great job for us. Then I had Phil Gerber who worked with me putting the poles together, putting the grommets in place and helped me with placing the flags in the brackets. I have heard comments that the community looks really good. So thank you all who have made comments to me about the flags. How many? Maybe 32. So, then we went into the May meeting, now we are getting into the 4th of July and we are having a competition with hot dog sales. July 3rd, we sold 173 hot dogs. Then on the 10th of the July somebody decided they were going to beat the 173, so we get a notice that I'm going to do beans with hot dogs. So last night we had beans with hot dogs. And let me tell you, Lynn knows that I had beans last night. We had a 4th of July party; we had 286 people. We sold 250 tickets and she had 36 volunteers and she needed every one of them. The decorations were great and the food was great. She did a great job and unfortunately she is not here. Pam Baran is the one who ran the 4th party for us. The parade always goes well. Bo & Kim always do a great job on the parade. We did the awards and then a quick turn around for the 4th of July party. We are now at July 10th, like I said Sheila did the hot dogs and bean night. And next time she does Friday night, she might have beans again. Tommy last night did Mingo and that was a second night Mingo was scheduled but the first one, unfortunately had to be cancelled due to a death in his family. There were about 33 people in attendance last night so that's starting to take off. Tonight is bingo and Mike & Cathy always do a great job with that, with help from Tracey & Mike and the guys that help them. And the hot dog people, the Harts and the Droseys are sitting out there, Lou's laughing at me the whole time I've been up here, and that's ok. Anyway, thank you all for attending the event. And I did just want to say this, I always look at the order as to where I come into this presentation of mine and I'm not at the end yet, but I

always think why am I always down near the bottom. Well, let me tell you why, I figured it out this morning when I looked this over. If you look at the way it's set up, it's the Beautification Committee, Missi makes sure all the plants are in place and the place is cleaned up. Then the ECC, George makes sure you don't have any weeds and all that stuff and makes sure you following up with what needs to be done and your house looks good. But in order to do that you need to work at things so your starting to get tired and then Travis says once you finish with all the weeds at your house, go to the storage yard and clean that up and now you're really tired. And here comes Vince and he makes sure you have a place to sit, food to eat and stuff to drink and he thanks you all for coming. So, thanks again for coming and you all have a blessed day. Oh and 152 hotdogs were sold last night.

Pool: Tracey Trott- The pool chairperson is not always a fun thing so I do have some things to say that we say every single time and it needs to be repeated because the rules are still being broken. First off I am happy to say that new umbrellas were purchased for both pools and I think so far everyone is very happy with them. We now have the ones with a crank handle versus the pull rope and we saved some of the older ones to use as replacements until we can build up a supply by purchasing a few more each year to have some replacements. We also installed new gates at the entrances at both pools, so there are two new gates at each pool. And these were done with a hydraulic closure because the old gates kept breaking. If an inspector would happen show up and the gate was not closing by itself, they would shut us down. So it was time we needed to invest the money to upgrade the gates. They are working out great, I love how they don't hit you in your rearend when you are going in the door. The new ones slow down and close on their own and have been great. There were no new pool furnishings purchased other than the umbrellas and they were on last year's budget. Hoping to make it through the summer without replacing any of the chaise lounge chairs. I did put out all the remaining new ones we had this year and divided them between both pools. Remember please to always put your chaise lounge chair in the down position when leaving the pool area because that really does help to not have the wind catch it and break it. And that means less money to spend for replacements. Always make sure to lower and tie your umbrellas when leaving your space, as well as tidy up your place. I did put towel dispensers at each pool, they have the old brown towels to use to wipe up any spills and stuff. Things do stain after sitting in the sun and then we have to either replace it or try and paint it, so it really helps to wipe off those spills. We still have the five small tables at the clubhouse pool that are zip tied over the electric boxes, please don't use those as seats, don't let your children climb on them. They are there to protect those electric boxes because people would walk into them and they were getting broken so that's the best way to cover them. We didn't want to put metal boxes over them because then if repairs were needed someone would have to be there to remove it. So the small tables are just temporarily there during the pool season. Reminders that there is no glass at all allowed in the pool areas. The crab deck is considered part of the pool deck by the department in MD that inspects our pools. So, if you are having an event there, we don't even think about it, but we bring our crockpots and actually they are considered glass, it's breakable and then some of them just have the glass lids. But these must be left inside and you need to go in and get your food. It was something that just came up this year, never even thought of that before. Also, any alcohol bottles that are glass need to stay inside as well. If glass is broken at the pool, the home owner is responsible for the person that broke the glass, whether it's a renter or a family member, the owner will be fined for the cost if we have to empty the pool, and clean up the filtration. It will be expensive, very expensive. So please make sure that everyone at your home knows the rules about no glass. I have solo cups at both locations so if you have beer bottles pour it in a cup and leave the glass inside. There is no smoking or vaping inside the fences. There are designated areas for that. Please don't go into the pools first thing in the morning when the lifeguard unlocks the gate. They need to get settled and nobody is supposed to be in the pool until they are in their chair. Also don't run in and put stuff down at a table and go home and save your spot to come back to later. After 30 minutes another homeowner or guest at the pool has the right to move your belongings. At the rec center they will be put inside and at the clubhouse in the crab deck area. That is something new and the lifeguards will not be timing this, it's something the homeowners will need to be responsible for. The guards cannot be keeping an eye on the time that belongings are on chairs or table because their eyes need to be on the pool. If you bring your own music, only have it at the level of volume that your table can hear or use ear buds. There will be no music devices brought over to the edges of the pool and blaring while you are in the pool. We have music at both pools. I thank Lisa who goes up every morning and turns that

on. The station it is on is decided by me and it is a variety station. I know not everybody likes it but we do a variety station to try and cover everything. We actually just recently had somebody try to break into the cabinet at the rec center pool and tried to change the channel. It's locked for a reason. It's ridiculous the things that are going on. I asked you to please respect our lifeguards. If you have a problem with a lifeguard, please reach out to me and let me know and I will try and address it. They are in charge and what they say goes. Even if you don't like it and even if they are wrong, we ask you to respect them and follow the rules and then report it to me so I can address it. Profanity, there was a lot of that last year, from music being play as well as from people. It's out of control, and as we discussed earlier, it's generational, and things have changed. All of us that are older and have been around for a long time, it's not the same as it used to be and I don't believe there in anything that the board or the courtesy personnel can do, to a certain degree, because people have changed. Another shout out to Mike & Cathy Snyder and Dave Neumeister for all the repairs that they do to keep everything at the pools running properly as well as a lot of other stuff they do, not just at the pools, and they take care of as much as they possibly can. So when you see them, please thank them for all they do. Any questions. [Joi Grieg Lot 268](#)- I've noticed at the rec center pool the lifeguards are not getting regular breaks, they can't go to the bathroom or get anything to eat. We are talking over four hours. [Tracey Trott](#)- This is something I appreciate knowing and I will address it with the pool company. If they need to go to the bathroom, they are supposed to have a whistle, they ask everyone to get out of the pool and they go and then just come back to their chair. We are having some issues, and every year we have new lifeguards and sometimes there is a lack of communication and we are doing our best to try and straighten that out. We have a list of things we are addressing with the pool company owner and having meetings to review these types of things. [Tommy Cramblitt](#)- On the umbrellas, I'm not sure if it's changed since we now have the metal umbrellas but it used to be that the lifeguards would ask everyone to put them down when the winds were over 14 mph. [Tracey Trott](#)- I did change that to 15, but the lifeguards are now told they are not allowed to be on their phones, so they are unable to check the weather. So if as a homeowner and you know that they are above 15 mph, please say something to the lifeguard and he should blow his whistle and ask everyone to put them down. Another thing is there is a communication issue, some are struggling with their English and it hard for them to comprehend what I'm telling them. So I'm doing the best I can to make that communication as clear as possible and also, I'm in the process of getting a list together to share with them and their supervisor so hopefully everyone knows what they are supposed to be doing. [Tommy Cramblitt](#)- Also as homeowners, if you are sitting next to someone that is getting ready to leave, ask them to put their umbrella down. I know at the end of the day, when I'm still there, I walk around and I probably put like 10 down. [Tracey Trott](#)- I really appreciate that, and sometimes we just forget. I did it the other day. Please do your best. [MaryAnne Bing](#)- I know our guys here are the ones vacuuming the pools, how often do the pools get vacuumed? [Tracey Trott](#)- They are vacuumed every morning, but there were some problems with the vacuums and they were not working properly. We just purchased a new one and we have a second one on the way. So he is pushing as much as possible to the center that is not picked up, hoping to have it picked up by the filtration system, so that's why you are seeing that. [Kathy Phillips](#)- What do the lifeguards tell people they can't do, what are the rules. [Tracey Trott](#)- Common sense rules and safety rules. Soft balls in the pools are fine. If hard balls are thrown, that should be addressed. 4th of July is always a rough time. The pool is the most crowded at that time. There were many people complaining about the sand. When people don't rinse off before entering the pool, that is an issue and that is always worse that week. [Brenda Hawk](#)- The couple of weeks ago when we were down at the pool, the winds picked up, and a couple of the umbrellas were blowing, I give him credit he told everyone to put them down. [Rosemary Patricelli](#)- When the one person that tried to break in to try and change the radio, were they on camera, did you find out who they were? [Tracey Trott](#)- I went through 24 hours on the cameras and I did not see anyone. I spent over seven hours going through the feed and never found it. I don't know when it happened. The next morning, I had a complaint that the music wasn't playing properly, apparently, the person got their hand in, or a stick, far enough move things and it was on AM. I will also do my best to try and find the incident that happened at the pool last night on the camera as well, hoping that will be easier because I know a time frame.

[Nature Conservancy Committee](#): [Mike Whaley](#)- Thank every one before us for the jobs that they do and thank God we don't have to do them. We have the birdhouse and look out for the birds. And it's a job we like to do.

The things we do is look through the 10 bluebird houses throughout the community to see what's in them, repair them and whatever we need to do. Just did a check yesterday of the 10 bluebird and 3 of the tall houses for the purple martins. We are trying to get the bluebirds to come back because this is the place to be in OC. We are pretty successful and we see that we have gotten bluebirds in, but we very rarely see them. We found 3 houses that had the bluebirds in there at one time or another. We actually saw one bluebird going into a house. One had a wasp nest in it. And that was the same one that the snake was in last year. If you have kids that like to play with the birdhouse, please ask them not to do that. Tell them the story about the snake and the wasps. Three of the 10 we know had nests in them. Their nests are made out of pine straw, very neat, perfectly round and about 2-3 inches high. We also had nest made out of just straw and they usually hang out of the hole and that's probably a wren or a sparrow. We have plenty of those. We had one birdhouse that the birdhouse was off the pole and laying on the ground so we repaired it.

[Butterfly Garden: Brenda Hawk](#) – Our garden this year looks wonderful. Last year we had a lot of issues with the sprinkler, but this year it's working great. A lot of new plants we bought are doing well. Each year we bought a few more new ones. We try buy 2 or 3 perennials to save on what we spend for the annual ones each year. My dear husband had my back porch at home loaded with about 6-7 dozen zinnias. We finally brought them down this week and planted them up at the garden so hopefully we will start seeing a lot more color. I had a call this week from one of our neighbors, Bo, and he said I have one question-When do the monarchs come. I said they should be there any day and 2 days later he sent me a picture of a monarch he found up at the garden. We were up there the other night for several hours and we did not see any caterpillars, however back at our house we found 5 in the last 2 days. So, the monarchs are out and caterpillars are there and hopefully we will see more. Jay (from our maintenance crew) put up the new butterfly sign and added arrows to it. If anyone is up there and sees that the little bird bath is empty, there is a water pump there where you can get a bucket of water and we would appreciate that. [Keith Shoff](#) – For those of you that don't know, our butterfly garden is nationally recognized as a monarch way-station. Butterfly release is 8/15/26 at 11 am. We will try and have some more milkweed plants as well. \$10 donations are accepted up at the office to get your monarch to release. Very educational for your kids and grandkids.

Open Discussion

Tom Cramblitt Lot #49

[Q: As I go around throughout the community a lot of guys will come up to me and even some of the ladies will ask about the corn hole tournament. A couple years ago I stopped doing it, it just became to much for me. If anyone would like to run it, I can help them and tell you what you need to do. I have all the equipment for them to run it. Also please find someone else to paint the shuffleboard patterns.](#)

Thank you

Sheila Jacobs Lot#432

[Q: Suggestion to throw out. I had 32 employees for a very long period of time and sometimes money is not the only motivator to them. We have some very hard-working employees in our development; Antoinne & Jay are two that I know so I can share a couple of things. I am out in my yard working a lot and I fill up trash bags to take to the dumpster and they are gone before I can even get them in my car. Jay is working at the pool, I don't know what time he starts, I left on Sunday before noon and he was up front throwing grass seed. I asked, so you every have a social life, he said I really like this community. Then he said to me, I saw you threw some grass seed on your lawn, do you want me to water it while you are gone. I think we should acknowledge people in different ways. I would like to suggest we have a recognition certificate or something to give them. For those that go the extra mile for us.](#)

Thank you, they will appreciate hearing that.

Rosemary Patricelli Lot#321

[Q: When was the last time, if there was one, that there was a complete review of our guidelines to see if they need to be updated in any areas. And who is leading that initiative.](#)

It's in the process now, it's been about 8 years. They are updated almost every or every other year to add new items or changes. But for a total review, it is something that our president is working on now.

Q: A lot of things we talked about today like the motorized vehicles being utilized by the kids. I don't even know what they are called frankly. I know they are fast and they can be dangerous. And I think the issue we talked about with renters, what percentage of houses are now only being rented and not resided in.

We really wouldn't know, the owners that are renting them on-line and places like that, they don't always tell us. Some people have companies that do it for them. Everyone that rents is supposed to have a copy of their lease at the office. Some do, but not everyone.

Q: So, we talked about a lot of issues, are these renter issues or owners' issues. Do we have the legal right to have a list of dos and don'ts for renters and how can we enforce them. I would suggest that you send out the rules and guidelines out for owner's review. I think we all should have some input on it. I think there should be a mandate that they should be done, for example, every two years.

We do update them as much as possible, but the major review was about 8 years ago. But we are constantly adding and deleting.

Q: So how does that get communicated to homeowners?

It was discussed recently to put out an email whenever an update is made, stating that a recent update was made and you can find the updated guidelines on the website.

Q: Can you alert us to the what was updated.

The updates are listed at the end of the document, in red ink a box correlating with a number that you can find in red ink. You do not need to go all through them to find the updates, they are easily coded at the end with a date and a number you can find in the guidelines.

Q: Now what is the timeline to finish this review

I'm not going to give a specific date – *unintelligible*

Q: What do you think about giving us a draft before it's finalized. Just in case we have additions, changes and thoughts.

I think that would create a whole lot of things listed in there that would be above and beyond what we can actually enforce.

Continued conversation was made back and forth and again was unintelligible

Q: I am very concerned about the apathy, the apathy in the development, the fact that we have 525 homeowners and we don't even know the percentage of them that only go to their house to check on them because they rent them all the time. I'd like to see if we can find out what that number is, if it's 50% that's significant and effects everything we do and everything we decide. But the point is the numbers that attend these meeting and all the board meetings, the numbers that vote, the numbers that volunteer for positions are shrinking, shrinking, shrinking. And I think that's going to hurt all of us. Bottom line is you are volunteers, all the other community members that are volunteers, eventually they age out and can't do it anymore. Or they just chose to stop because it's too tiring. Who's stepping up? So, there's an apathy issue that effects all of us and I'm worried about how that will ultimately affect our property values and our beautiful community and what happens to it because we all need to participate and I know we are never going to get all of them but we need many more people that we have now. So, with that being said, I think among us we need to try to erode this apathy and general disinterest. I talked to a number of people about the meeting today and said I'll see you at the meeting and they said nay I don't bother coming anymore because I know what's going on and nothing every changes anyway. So that's a problem, we have an attitude problem and I trying to think of what can we do to get people to care again, even owners that rent have to care about the property values if nothing else.

Donna King Lot #268

Q: The deed book. Is there any way to put that in order of occurrence because it jumps from (blank to blank) Can we please put the pages in order? When I want to look for something I have to go through every single page

Troy responded he will look at that

Q: We have guidelines, how legally enforceable are those guidelines, if they are not officially made part of the HOA documents as the CCR's required for the state of MD. Because what in the documents that is filed for the

HOA is legally enforceable, the guidelines you come up with, how enforceable are they if they are not incorporated into the original documents. I ask because the original documents have not been amended since 1994.

Response from attorney: I had the same thought this morning for the guidelines for the pool and other things like that, makes sense to me, but something like golf carts or e-bikes or renter's rights and things like that does make sense to formally amend the bylaws. Looking now at the original documents, I have them pulled up, I do see that any amendments require 75% vote to amend the bylaws, just a food for thought. I would say the community prudence to have rules by amending the bylaws, that certainly makes sense to me.

Donna King continued – might be difficult to get 75% *unintelligible*Part of the initiative is those of us who do show up, need to talk to the people that don't show up. I have many conversations at the pool with people that just bought in here and they are like, oh, I didn't know *unintelligible* So, I think it falls upon us that do care to talk to the people that are buying in. I do know that there are a lot of original owners who have passed away, the children have inherited the houses, they still own the houses, but they rent the houses, or they say my parents always took care of that.... But those of us in this room need to be more vocal and let other people know what's going on. One more issue, I volunteered for the 4th of July picnic and when an event says it starts at 2, don't show up at 12:30 and expect to be let in and then berate the people who are volunteering for you to enjoy your the day. One woman stated to me that you're volunteering but you still need to pay to eat. Continued to state that this happens at almost every event. People show up early to reserve where they want to sit or to be the 1st in line to eat. *speaking over each other and unintelligible*

Missi Clark – 4th of July event was a great event. To the people that complained to me about feeding the lifeguards, feeding the courtesy staff or the office staff. That is our policy so please do not complain to us that we have fed the people who help to take care of us. It is our policy and it will continue to happen. I'm sorry if you are offended by it, but it will continue.

Tracey Trott – It is one of the biggest events of the community and one of the most attended events. I think it is important to unlock your door a half hour ahead of time, keep the food covered and the drinks locked, so people can get in the door and not have 200 plus people lined up at 2 pm trying to get in the door all at one time. So, if you could give them a half hour ahead of time just to come in and sit down, that's what we have always done in the past and I think it would help with not having so many people standing outside and being upset. 4th of July is always hot, and it's hard to ask those older people to stand out outside.

Vince Luca

People ask us what time are you going to open the doors, they were told 1:30 and that's when you can come in. If you need tickets, we will begin to sell them at 1:30. Don't stand out there at 12:30 and then **** to me that it's hot. ***** I'm mad today ***** on that thing called Facebook, and I don't look at that much, people had the audacity to say, we feed lifeguards first, as long as I run these things, they will eat. These board members will eat, I don't think anybody at this table here will take advantage of anything we give them. As Missi said, it's our policy. And I would never take any money from the volunteers working these events and busting their ****. Maybe someone here can tell those people who do that FB crap, thanks for your ignorance, but it's our policy and it will continue.

Rosemary Patricelli Lot#321

To the attorney, this issue of why we can't account for the number of people here that only rent their homes and do not reside in them. If you could add to your things to research how we might be able to legally identify and track that information because I think that will affect a lot of things that will be done with the modification of the guidelines. If you could find out that number, if it's 50%

Troy Purnell-we can send out a mass email, if you rent your home you need to provide a lease to the office. You say there is something they are supposed to turn in, and you don't make them, so we are back to enforcement again, so can we enforce. Identify and get the information we need from these people. And the second thing, I think it will be helpful if we could have a list of the job responsibilities of the gate keepers, guard keepers. That will help us understand what they can and cannot do, or should not do.

Keith Shoff – I don't rent my home and I don't know anyone right around me who rents their home, and I'm not defending renters. But in year's past with issues that have come up in the community, renters were always blamed for all the issues and one summer we did track it. And the renters were like 1% of the problem. It was homeowners and homeowners' kids and grandkids that was, by far, the majority of the issues that happened. If that's still the case, I don't know, but I know it was when we did this about 5 or 6 years ago.

Kay Whaley Lot #90

Q. I just have a question about the picnic, clearing the pool at 1:00 so that the people that come to the picnic have the ability to get a table around the pool. The ones that came in at 10 am were allowed to leave all their towels and everything at their tables so when they got their wristband, they had a table already. We ate inside because of the heat and then later went outside but none of the tables ever opened up, we found a couple of chairs. I would just like to know what the policy is, for closing the pool at 1:00, do people have to leave go outside, buy their wristband and get back in? Thank You.

The chairperson isn't here and that is basically their decision.

Mike Whaley Lot #90

The picnic was great, the food was great, everything was great except we wanted to go to the pool and so now I'm thinking now that I'm listening to people that the door was open earlier or whatever, that's up to you guys to figure out, but we wanted to go to the pool but as soon as we got done eating, we went out and every umbrella was up there were no tables. I don't know what you can do about that, but it may be part of opening the door earlier that people went straight to the pool and took a table. We finally got a table, Mike Snyder are you here....Mike did this one thing that was great, as people left the pool, you went around and starting putting the umbrellas down. People leaving and not putting down their umbrella is the one thing that I wish we could somehow get people do, to put their umbrella down so you know they are leaving and the table is available.

Vince Luca answered – We asked that the people that came in at 10:00 leave the pool because some of them didn't have a ticket. Last year at the event, when we closed the pool, we didn't clear the pool, we closed it. Well guess what, we needed a cop in there because people decided I'm going to go eat. So, this year we decided that we are going to close the pool and ask everyone to leave and take their stuff and then when they come through the door grab your stuff and go back out to the tables. Well, it kind of worked a little bit, but also kinda blew up in our face because that's when they were standing outside to come back in. But we are talking about 12-12:15. Can't you go home for an hour and get some rest. You just spent 2 ½ hours at the parade in the sun. Go home relax and come back around 1:30. No I'm coming back at 12:00 because I gotta have that table and I gotta eat. Well, they didn't eat and they didn't have the table. So, to answer your question Kay, we are working on how to solve the problem of people staying around expecting to eat. But you know what if they don't have a wristband, they ain't gonna eat. We are going to enforce that the best we can. So, I hope that answers your question. Mike Whaley suggested maybe leaving the back door locked so people couldn't go right through to the pool after they came in. But that it needs to be open for the food to be brought in, so back doors can't be locked. I don't remember ever having an event that brought in 286 people, it was a massive amount of people and all they expected to do was come in and sit down and eat and raise ****

Q: ??? Lot 395? unintelligible

Troy responded, I believe the questions was about the bottom of the ballot where it says IRS regulations, we are voting on what we want to do if we have a surplus, it's a required question and you have 3 choices, you can put it back in the operating budget, which is normally what is voted. Or it goes in the Reserve Fund or it's refunded to the homeowners. Check one.

Jim Hatton Lot #196

Q: I lived recently in a community talking about all the bylaws and changes and renters and everything. I can tell you personally here at Assateague Pointe I'm surrounded by homes that have been sold and are now being rented out. It is definitely a change in the community. My first home in Florida, which was just on the outskirts of Disney World, I was in a community very similar to Assateague Pointe with all the amenities and activities

and those kinds of things and the same thing started to happen with the homes being sold and then them being rented out. They kinda lost track too. Same thing that happens here, you get less participation because homes are being rented out and renters are there more so than homeowners. But what ended up happening though, and I'm in that crowd, I didn't bother with the Homeowners Association because I just thought it was a waste of time. But I decided maybe I should change that. What happened in this community that I lived in there is the same exact thing, you got the same people on the board, they are appointing people that are going to be on the board and you got proxies coming in galore that dictates who is elected to the board. So, what happened in that community we are not getting the participation and we are going to have to do something. So, they abolished the proxy situation where you can give your proxy to whoever and they sent one ballot out per lot for all major decisions being made in the community. They had a lock box that these ballots went to, and the lawyer had to accompany the board, and homeowners were involved where everything was read and counted. And the participation after they changed the whole system, the vibrancy of the neighborhood started to come back. The board changed, new blood, new ideas and now the community has improved greatly from where it was. Even increased participation from the ones who rented because they didn't have to come to meetings, they just had to send that ballot in. So that's my thought that we may want to consider, because I know personally that the community is greatly going down to renters and right around me every home around me now other than the guy across the street and Lisa, most are being rented. So just a thought. Mr. Hatton was asked what changed his mind that he decided to come today, what changed your mind? I see the decline in the community as far as the behavior, just this rippin' and racing. Just an example, I know we can call the sheriff, but the likelihood of the sheriff coming, I've worked in law enforcement for 35 years, they'll be going to take a while to get there and these little neighborhood things, they really don't want to be bothered with them. And I agree also, there needs to be a set of rules with what these courtesy personnel are supposed to do under certain situations. If there's not, it's not fair to them or fair to the homeowners to expect things that they aren't supposed to be doing.

Carol Emory Lot #19

Like the Drosey's, the Hart's; we have been here since 1990 and we have seen a lot of changes. I can give the board credit for what you are doing but I'm reiterating that we need some new blood on this board. Also, a question, there are 5 of you can't we have more than 5 on the board? So, there is the possibility to get more people on the board.

Troy responded if everybody votes to do that and change the documents, yeah.

Donna King Lot #268

The attorney can address this; I believe I read in the bylaws that people can vote by mail. It is never mentioned in the newsletter or anything that you can vote by mail. I think that needs to be put out there. If that is the case, what he was suggesting, we can turn this community around. If people realize they don't have to come to this meeting, they don't need a proxy, they can just mail in their ballot.

Rosemary Patricelli *unintelligible* About number of board members directly relate to the dollar value of the property.....

Attorney responded he doesn't believe so, I have to go through the book

Statement from the seats... unintelligible

Keith Shoff responded, it is true the last several years I have not attended many events. Actually, a couple of years ago I was being criticized for attending too many events as a freeloader. So, I just decided, ok, I just won't attend the events.

Q: *from the seats – unintelligible*

Keith responded that is something we have to check, it's something we already discussed. Attorney stated I just checked the bylaws and they do allow for two new members to the board by majority vote, the way I read that bylaw is the board, the majority of the board, would need to vote to add two directors. That is in the bylaws, you can have an increase to seven.

Carol Emory

Q: Can the board make the decision now?

Attorney, personally don't see why not..... **Keith Shoff** – I think that is something we need to iron out between ourselves here before we get crazy and make commitments. I'm not saying we aren't going to do it, but we need to discuss it..... *again multiple people talking over each other and it is unintelligible.* **Keith Shoff** - this is a board group decision and what I'm hearing from the board right now is we would like to have some extra time to investigate and again to make sure we do it right. Someone stated what would Joe have done. **Keith Shoff**- as well as I knew Joe, he would have said the exact same thing he would have wanted to take the time to investigate it. **Troy Purnell**-a question I have here, does the board appoint two new members. I want to look into it. **Tracey Trott** - Sometimes it's hard enough to get the five of us to get together to make decisions. I know it's gotten easier with communication over the last few years with doing zoom meetings and stuff like that. We are also homeowners and when we are here, we do also like to enjoy our time on vacation. But when it comes to the board stuff, we always try to set aside the time that necessary to do it. Sometimes all five of us aren't together. Like right now, everyone thinks this is a great idea, and we aren't saying that it's not a great idea, but it's not always good to make a decision immediately. You need to think about it, sometimes right away it might seem like the thing to do, but when you all discuss it and you hear everyone's opinions there may be reasons why we don't think it's the best thing to do. All we are asking is we have a chance to look at it and discuss it. What we would like to try to consider, which I was going to discuss when we get into our executive session, the gentleman discussed about reviewing the way some things are done maybe, if our bylaws allow it, to mail out something like we did with the playgrounds many years ago, and see if we get 75% in favor to make a big change like that, we will do it. *again multiple people talking over each other and it is unintelligible...* We want a chance to discuss it, yes, it was brought up before and we decided against it. We will discuss it again..... *again multiple people talking over each other and it is unintelligible* **Attorney** – the bylaws allow that the majority of the board decides to add two new directors, that's a board decision, three out of five right now. What I recommend, let the board take a day to decide, they can send out ballots by mail and you can vote by mail per the bylaws as to directors. The bylaws allow, let them take a day to decide yes or no. If it's yes than we can send out ballots by mail and you can send your votes by mail for the two new directors. That's my recommendation.

Rosemary Patricelli – It's actually a compromise recommendation because we know that if they vote right now, they are all going to vote no.

Tracey Trott – That's not true, in the past what has been discussed, it's not to say we are going to feel that same way today. But yes, we would like to talk to each other to decide.

Rosemary Patricelli – I think you need to do some serious consideration of all the things that people have brought and put on the table today about our community and the concerns of our community and the direction of how things are going. And for all of our thank yous, for what you do for us. There are very serious concerns about what is happening on the board. So, you have to look at all of that and ultimately where this is all going to go if we don't make some serious changes.

Tracey Trott – I agree and I would love to have seen if maybe Carol had said something to Sheila previously so Sheila could have campaigned and had possibly a better shot of getting votes, that it wasn't just brought to the floor today that this group is going to decide.

Rosemary Patricelli – Well there is concerns, as you heard, about the way the proxies have been handled in the past. A lot of rumors in the community and a lot of factual information being shared about the way proxies have been handled, that's why proxies are an issue. That's why this gentleman brought up proxies. You guys don't realize the percentage and volume of dissatisfaction that is fermenting out there.

Tracey Trott – We do and we try our best to do what we think is best for this organization and that's why we are here and at one point we have all been voted here. Everybody on this board has been elected and if there is change to be made, it has to be done by an election for other people to get on this board.

Rosemary Patricelli - That's right and there are people that are suggesting a complete and overall change of the board, 100%.

Tracey Trott – Yes, but who's hand is that in? It's in the community's hands.

Rosemary Patricelli – many of us don't think that is what's necessary. The point is adding fresh blood, getting new people in

Donna King – adding fresh blood to existing blood

Tracey Trott – I'm not saying that we are going to vote against that, we just want to discuss it. If voted against, you will have explanations why

Donna King – Can we get a commitment that by the next board meeting in September we will have an answer.

Board members – Yes, absolutely

Sheila Jacobs – I want to respond to what you said Tracey and directing this to you. I was approached at the 4th of July party, the reason I declined when people came to me and said will you run is because last year we tried to bring Vince to the table, different personality, a different person to come to the board. The negative response with the proxy situation and trying to campaign was crazy so when people asked me this year, it was like why. Nothing is going to change because the current board has been the board for a long time. My personality is outspoken, I'm not a yes person, so when you present something to me, I ask all kinds of questions, like why and whatever and when that personality meets a more sedate personality and you realize you're not a yes person like Vince and myself you are not really welcomed into an environment that just goes along to get along. We can't continue to go along to get along, we literally need to sit and see what's best for us. The environment has changed; the people have changed. The original owners, I would love to ask do you now how many of the original owners are left, I was told it's about 50 some. I am one of the originals, and how many of those are here today, and those are the ones that attend because you care. But there is 500 and some homes and that's all we are asking for, so Keith whenever you need to do what you need to do in PA whether its personal or the other things you do, there's someone else that can step in and be engaged in the community. Tracey, she's everywhere, she is literally everywhere, Missi you've been coming, Mr. Mosby you were coming and then all of a sudden, you weren't, could be personal, medical or whatever, that's ok. But as we get smaller up here, what happens out there. So, all I'm saying is what's wrong, explain to me why two more board members and my impression was we could only say and talk like this once a year, we can only vote from the floor once a year, so when you decide yay or nay, which it feels like nay to us because if you didn't like it then, you're not going to like it now. So, if you all take a week or two or whatever to decide maybe or no, we aren't together to come back and debate this with you. So, it's kind of like we just accept your answers and we go on. More of the same gets you more of the same. If we keep doing the same thing we are going to get the same result and this is what's happening. I love my home, I love the community and I love the people trying to help us but you need more help. All I'm saying is we need more help and we have qualified, educational wonderful people out there, we got double this out there. They just don't know. I'm mad. So, I just want to say the reason I didn't accept, back on the 4th of July, is because I would not have been accepted. My personality is just like Vince's. I say it like it is, ok, I love you and don't get made at me for saying you're not here, but you're just not here to see sometimes what is happening. I was petrified that those 2 kids were going to get ran over. Missi, you have been present in a lot of things and you were so supportive, I even told my little group that I always hang out with, Missi really backed us up on 4th of July. I even hugged you and said thank you so much, in fact I said if you guys get an email from the lady in the green dress that was a problem and she got mad because the lifeguard got a hamburger and she had to wait seven minutes. And she said she was going to send a letter and she had three plates of food in her hand and she said that every single volunteer should be fired, fired we are volunteers. Because the lifeguard was eating and she wasn't. And she had three plates of food and she took it home to her husband. Missi knew who she was and I just told her I wanted her to know our side of the story and she said she understood.

Tracey Trott – I personally feel that when it comes to elections, if people want to make a change you have to get power behind you.

from the seats – unintelligible

Missi Clark – I've been here this week; I've been here for a week and a half. I saw the kids riding the bikes, the e-bikes and the scooters. I even had someone on a golf cart with four children all under the ages of 12, my husband had to slam on the brakes because this child did not stop at the stop sign coming out from the mailboxes, whipped right out in front of us and they were all under the age of 12. I admit I didn't think fast

enough to jump out of my car and go address them or take a picture, but it is a problem. But we seriously could have injured those children. It happened all week long. It's on my list to address at the executive session that we need to be stricter with these kids driving these golf carts who are not of legal age. It is illegal, if the sheriff comes into the community and finds them, they can fine them and they will. So, it's up to you guys as well as parents, grandparents, renter whatever. We need help too. You have to help enforce it with your families and neighbors.

Travis Blizzard – Whether you guys want to go to five, seven or 20, it doesn't matter a hill of beans to me on that, I've been on several boards, church boards, executive committees, it always ends in a session like it's gotten into here. People want it their way, they want their voice to be heard, they want it done right now. I don't necessarily think it's fair to make the board take ten minutes to make a decision from five to seven. I do think it would be fair for the board to say we will give you a decision in the September board meeting where they do have time. I know that's not what some of you want, but everyone of you, as far as I know, in the 36 years my family has owned property here, have had an opportunity when these ballots come out, to put your name on the board. Put your name on there to be elected, whether it's five or seven. Proxies are not the boards' fault.... *from the seats unintelligible*

Tracey Trott – the proxy can be given to whoever you want to turn it in for you. If it just gets turned into the office, the majority of the people just say, here's my proxy.

Travis Blizzard – are you saying that the board is just checking their name in? But why didn't we see more names on there. There were only two names on the ballot when we got here. I know you guys want change and I'm fine if you want two more people, who is your second one? Why wasn't your name on there to make changes today so we could review a bio of you. You are putting these guys on the spot here today. You're like kids not getting your own way. You want to force something they don't want to do right now.

Donna King – We have been trying for several years, asking the same questions every year.

Travis Blizzard – Then maybe you should realize they don't want to do it.

Keith Shoff – In all seriousness, if your interested in running for the board, run for the board. No matter how corrupt you think this proxy system is, it's not corrupt. You can give your proxy to anybody to vote for you. You don't have to give it to a board member.

Missi Clark – You can tell the person who you are giving your proxy to, who you want to vote for.

Rosemary Patricelli – Why does Tony Matriona go around with proxy sheets? What legal position and right does he have?

Troy Purnell – Today without those proxies we would not have been able to have a meeting. We would have had to send you all home because we didn't have enough people.

Donna King – But that doesn't answer the question, why is Tony going to the pool soliciting proxies. Tony does not own a home here. He does it every year. He does it every year, you going to the meeting, here..... *unintelligible*

Troy Purnell – That's the first I've heard of that. People come to the office and say I can't make it to the meeting, here's my proxy

Tracey Trott – Sometimes people stop at the office and they say they want a proxy, the proxies weren't there, maybe Tony was delivering them. I don't know this, I'm just putting the suggestion out there, from the concept of what you see, I understand that is frustrating, remember Xanthe is not there, Tony is help covering for us, maybe he made copies because someone asked him for them.

Donna King – I don't mind him accepting them in the office, soliciting them at the pool, I have an issue with.

Tracey Trott – Did he go up and say "Will you do a proxy"? , **Donna** responded YES,

Tracey Trott - Then that will be addressed.

Donna King – soliciting a proxy is one thing, versus somebody walking in and saying here's my proxy

Tracey Trott – There are many people throughout the community that solicit for proxies and they are community owners and I understand you saying Tony isn't an owner. But if we don't ask we don't get them and then we don't have a quorum. That's the bottom line. We want to look into the bylaws and check everything and we want to have the time to discuss it at an executive session.

Kay Whaley –

As a home owner I would like to have the opportunity, because this group represents only a few of our community, I would like to read a bio to know who I'm voting for what their background is and to vote on that person. To have a person appointed, then you have to wait until the next year to vote again, So I want to know who's running, why, what their background is and then be able to vote and I think everyone has the opportunity to vote on who is going to be on the board.

Keith Shoff – With that being said I'll make a presidential decision that we are going to discuss it as a board, we will come back with an answer no later than the next board meeting of how, why, and who, what when and where.

Joi Greig – To be expeditious then, can we ask that if anyone would like to be considered for the board provide a bio and their name so after you make that decision and present it then people can actually vote.

Keith Shoff – I think that's a great idea....voices and three people talking at the same time and we can't hear you..... someone asks, can this election be deferred, Keith responded - No this election has to happen now. But that doesn't mean we have to wait until next year.

Attorney – If the board decides next week to put a date out there that they will be adding two new directors they can have a special election and you all can vote for two new board members. It doesn't have to be next summer.

Carol Emory – It is by numerous people in our community, that I have heard from, that have said we need new blood on this board. I just today went up to Sheila because I know how active she is in this community, I don't know her personally at all, and asked her if I bring your name up will you run and she said yes. So now, what I am understanding here, is even though I brought Sheila's name up because of all these proxies and I don't know how many people here are considering to vote for her, she isn't going to make it.

Tracey Trott – That's why you should campaign and do it ahead of time, that's the importance of it

Carol Emory - We have Tracey, don't go there, we have campaigned in here.

Keith Shoff – That doesn't mean, if the decision is made to add two new members, that doesn't mean that Sheila might not be one of those two new members.

Donna King – How many proxies are there?....*again, multiple people talking over each other and it is unintelligible*

Keith Shoff – Ok, we are going to get kicked out of here and we haven't had our executive session yet. We are closing open discussion; next meeting is September 19 at the clubhouse at 9 am. I'll accept a motion to adjourn, motion by Troy Purnell, 2nd by Joe Mosby, passed unanimously. Ok please turn in your ballots and if the volunteer counters would please come forward.

Next Meeting

September 19, 2026, at 9:00 AM, at the Clubhouse.

Submitted by Tracey Trott