

ASSATEAGUE POINTE HOA MINUTES

September 19, 2026, | Meeting called to order by Tracey at 9:00AM

Board Members in Attendance

President: Tracey Trott, Vice President: Missi Clark, Treasurer: Troy Purnell, Secretary: Joe Mosby, Recording Secretary: Xanthe Lewis

Online Voting and Additional Board Members

Meeting was opened by Tracey Trott, President:

We need to start with an announcement that falls in the category of both Old & New Business and we will allow a brief discussion early in the meeting, which is different than usual. We have found out that the validity of both decisions made by the board in reference to going to electronic voting and increasing the board to 7 people were invalid. We discussed them both last time, but the BOD voting needed to be done in an open session. So, they will both have to be revisited. As stated, we're going to give you the opportunity today to speak about that again, but it's going to be a little bit different than last time. I'm going to ask each person, if you want to speak, you will have a choice to say something but it's not going to be repeated constantly. If it's already been brought up please, don't bring it up again and again.

The BOD wanted a move to electronic voting as well as virtual meetings, so that all 522 homeowners can participate without having to drive down here as well as eliminating the need for a proxy for the election. We wanted this done for the special election, that was our goal. We felt it was a benefit for everyone, including the new candidates. But a "small concerned group", that we do not know who it consists of, reached out to an attorney to send us a letter to say that "we can't do this and we can't do that, because it wasn't done right". So, we postponed the special election to do a review of what they claimed we were doing wrong. The only mistake on our part was not to do the voting for it during the open session.

Meanwhile members of the BOD have heard directly from concerned homeowners about being extremely against moving to a board of seven members and extremely for moving to electronic --voting. So today, a vote is not going to take place on either, but an open discussion about these two issues will now be held:

Sheila Jacobs lot#432: Did we break the law? This group of concerned people, what are they accusing us of or the board of? And I haven't heard any response. This communication with this attorney started sometime in August. Because now we're discussing the voting process. If we did something wrong, what is it, and how is electronic voting going to keep us within the law? We haven't challenged this attorney, or communicated back to this attorney, or group of people. We are just ignoring his letter?

Our attorney has been corresponding with the attorney in Salisbury. The voting process has not been incorrect or illegal, from what he has seen in two general elections at this point. This Vote HOA assures us their process will comply with the statutes and the applicable rules. The issue, from what he has seen, has been the decisions made by the board behind closed doors, to move to online voting and to increase the board from 5 to 7. That needs to be done in the open session. One of the things that we as a board chose to do when we decided to go to electronic voting was to make it more accessible, not more legal, to the people that were complaining about the system. So, let's take care of getting it out of the hands that they're complaining about, and putting it in the hands of a company that follows everything that CCR does. We responded to every communication from that attorney. Copies of all the letters were posted, mailed, and emailed except for the last one because it was just received 2 days ago.

Patti Hare lot#507: Has an actual contract or agreement been signed with Vote HOA? How much are we paying these people that we're finding out now that people may not want to use Vote HOA?

It costs \$990, that's for one vote per year. If you have an additional vote, it's a little over \$400. That's approximately the cost, if not less, of mailing a ballot to every homeowner; when you add the paper, the

stamps, the envelopes, and the return postage. Yes, the contract was signed with the urgency that we wanted to make it for this September meeting.

Melanie Dixon lot#320: I'm not against electronic voting. I don't recall ever seeing or reading anything about who the different companies are. Were they presented to the community? What were the quotes?

That is what we're for, finding the best what we think is right. No, we did not present it to you as a community. We have done a lot of research on what company to use, and we didn't put every company out there. That's not what we need to do. We do the research, we bring it to you, then you can do your own research. There's been two links that have been put out there for people to look into this.

Rosemary Patricelli lot#321: The problem is, these are violations of our bylaws, as well as Maryland State law. As someone said earlier, you have to a meeting notice go out to the entire community. The community has to be aware of the subject of the meeting. At that meeting, options are presented to the community. They're to be told what the board's thinking process is. How many companies are they looking at, for example. What are the dollar figures associated with these companies. No election process and no voting process can be done by board members, property managers, candidates, or other individuals who have a relationship with the board or candidates. Hopefully we will move to a very reliable electronic voting company, because we all like electronic voting, because we move away from the proxies. We were given two weeks to get all of our emails in, get registered, which was to Xanthe, and by the way she is also not independent. Yes, I want to hear, not just "we made some mistakes", I want to hear, yes, we realize now that we violated some laws, I want to do a major overhaul. We're trying to educate ourselves, get better advice, and go forward doing things the right way.

The attorney that we have represents the association. He sits up here, not as a board member, with the board to hopefully make sure everything runs smoothly. We have gone by his advice, we will continue to, and if we need to get someone else because the community says to do so, we'll do that too. But we did not do anything illegal. Our law In Maryland CCR states that a homeowner can be independent. It does not have to be an outside person. We have always had homeowners count the votes. Board members might have participated in helping with the process. Our proxy process, we asked that they get turned in the day before, so to not have duplicate ballots happening at the meeting. We are not doing anything illegal. The things that were brought up from our attorney and Mr. Nate Long that we didn't vote on this in an open meeting. It is still a board's decision in an open meeting, and you have a right to debate it, but we still have to vote. And in terms of you guys sending your email and phone number to the office of what you wanted to use. We reached out to the company, they said how do you want us to get this information? You need to gather it and send it to us, was their answer. And we have emails for most of the people, but you can only have one specific email per lot.

Eric Grepps lot#160: I just want to ask how do we move forward, if postponing the election when will we do that?

We are going to attempt to get feedback from the community, so I don't know when that will be, hopefully soon.

Mary Anne Bing lot#319&472: These gentlemen and ladies represent our community. They were making the decisions because they were elected. However, when it happened, however way it went down, these are our representatives. They are doing the best that they can. This community is great. We're making it crappy. So, let's be adults, let's figure it out, and move on. Stop with the pettiness, it's terrible. We should all be able to have a conversation. If you don't like it, run for the election next year. I was ECC chairperson for years. These people do the best they can. Do I agree with everything? No. But I'm not sitting at that table right now. You can voice your opinion, you can email. They'll get back to you. But this is a great community, these are great people, Let's give them respect.

Carol Emory lot#19: I know from my board at home that none of this board is supposed to be involved at all in any of the voting, or the counting, Missy, you were involved, you were sitting down there, and you were writing. Also, most of you have not been voted in. Somebody has died, or quit, and the board has appointed. You have all been self-appointed.

That was the point in trying to move to the online voting. Many of you don't like proxies, it's not illegal. This online voting, you'd be able to get on by yourself, put in your vote, and it's confidential. Our bylaws do state, when there is a vacancy, that a board member can be appointed. Every board member sitting here has since gone through an election, if not several.

Jody Smith lot#82: This community is run by volunteers. And there are mistakes, and being a principal there wasn't a day that I did not make a mistake. But I wasn't crucified on social media, it was, come here, talk to me, let's see what we can work out. I love this place. This is my happy place. But this community is divided. There are people that are no longer speaking to each other because of what's on social media. I hope today you will all open your hearts. What do I want for this community? How do I want people to act towards me? There's not a day when I see somebody and I don't speak to them. I might not know your name, but I'm going to recognize that you are a human being. And I really hope that everybody wants online voting. Because every person here needs a vote.

Property Manager's Report by Troy Purnell

- We had pretty good weather, so grass has been a little issue this year. It grew really well.
- As far as the equipment update that's on here, I said this for the last two years, we're going to need a new mower, and we haven't bought it yet. We just got a new motor for one of them. We are going to need two next year. It's probably going to be about \$30,000 between the two mowers.
- Personnel update: We have Jay and Antoine on full-time. The other three guys are only doing part-time now, and then as the grass starts to slow down, it'll just end up being Jay and Antoine from off-season until probably March.
- Erosion control and drainage: We had 1.6 inches of rain in less than 70 minutes. Google that. It says flash flood. My phone rang off the hook. I've got water underneath, behind my house. It's going to happen like that, with rain like that. We had another 2 inches the other day, in a very short amount of time. We are in the process of hiring EA Engineering, who is a stormwater management consultant and does work in the area. We met them here and reviewed several different areas that we have done work successfully. If you look at the drainage pipes, you'll see a lot of them are halfway filled with dirt. We try to keep them all dug out, but what has happened over the last 36 years is that these ditches are filling. Therefore, there's humps in them, they drain slower than they did 36 years ago, so we're getting a comprehensive study done by EA Engineering. I've asked a couple of contractors to give me some estimates of what they think it's going to be. We're going to do it comprehensively, we're going to do it with an expert, surveyors, engineers, and we're going to come up with a final solution. I don't even have an estimate of what their proposal is yet. But that one job over here, roughly, is about \$90,000, and we have about \$35,000 in the budget per year for erosion. Also, the pipe between us and Frontier Town will need to be replaced at some point. Bear with us as we get expert advice on how best to solve this issue.
- Last year, the snowplow wiped out four speed bumps. They are going to come back in about 2 weeks. Also, they're going to level the gazebo while they're here. Road cracks will be filled next week. That is done every other year. We've got money in the budget for it. It's going to be about \$12,000.
- Lagoon repair status, the wastewater lagoons, where everybody's wastewater flows into, was leaking not too long ago. It is not our job; it's the county's job to do all those repairs. They're in the middle of finishing up some repairs now. They say they have some money in their budget to replace it, but they are making an awful lot of changes, tying Frontier Town, Assateague Pointe, Snug Harbor, Bayside, the landings next door, and Mystic Harbor. They've been doing a lot of work on it. I might as well bring it up right now. Your water rates are going up. I went to the meeting that they had when they raised them last time. They're going to raise them some more, because I looked up on the screen, and I was like, it says negative \$800,000 in the budget. They're getting it from the general fund in the county, putting it into the wastewater fund, but they are going to incrementally raise the rates, probably for the next 2 or 3 years, basically because they neglected to for a long time. Your rates are based on your home assessment, not if it's year-round.

- The laundry room did pretty well this year. We only had one washing machine that had an issue, and that was with the plastic piece in the front. It wasn't shutting, so it had leaked out a little bit and they came and replaced that. Please remember, you only need enough soap for one HE load and if using the soap pods, put them in with the wash, not in the liquid detergent dispenser. A lot of people come from the pool, and they just throw bathing suits or towels into the dryers. Make sure you wring those out first. And shake any sand off items before placing them in a machine. If you have any issues with a laundry machine or change machine let us know, come to the office, we'll reimburse you, and we can get that fixed.

Treasurer's Report by Troy Purnell

Financial through August 2026:

- The income is up \$22,787. That is due to an unbudgeted reserve transfer to pay for the HVAC system that was in the Rec Center it was \$22,000. As far as amenities go, we're under budget \$12,574, because we haven't spent all of what was budgeted on furniture and equipment. The expense items were under budget, \$30,000, due to the payroll taxes and insurance. Maintenance is under budget \$41,839, mainly due to no special projects this year being done, and it's under \$16,000 so far. No erosion control has been spent, and we have budgeted \$29,344. Building maintenance is over \$35,360, of which \$22,000 is the HVAC system. The balance was the new gates. Utilities are over budget, \$5,156, mainly due to the electric cost being \$7,000 more than we had budgeted. Overall, like I said, we're \$99,552 under budget. Mainly because we have not done any special projects or erosion control.
- We had \$14,995 in the operating account, \$7,165 in payroll, \$182,500 in the money market reserve, and \$350,000 reserved money in a one-year CD. Overall, things are good.
- There are no billing issues. We some time ago added online bill pay. It's worked out great.

New Business

Fundraiser: After our July meeting, a homeowner asked about how we could help Xanthe and her family after the announcement being shared about her son being born premature and being at Johns' Hopkins Hospital. So, a collection was started. \$2,050 collected by AP and \$2,225 was given directly to her for a total of \$4,275. Thanks so much to all who donated and made this a huge success.

- Thank you so much for all the support, and all the well wishes, and the prayers that went a long way. He was 11 weeks early, and at Hopkins for 72 days, but he did well. He got home on September 4th and is doing great. Thank you for always asking me about how he is doing. I hope you all get to see him this coming year and next summer, running around. -Xanthe

Microphone/Electronics at Clubhouse: Troy is looking into possibly getting some bids to update the microphone system and our electronic system here, to make things move smoother for events, for meetings, and for the homeowners' convenience. That's something that we're going to discuss more in depth and try to get done, hopefully by next spring.

2027 Budget/Property Managers contract: Met with the third-party accountant, Wigglesworth, Layton, and Moyers. They are the same company that does the audit for us, usually getting done by March. They go back and look at the last year, and they do an audit of all of our forms. They also look over the books at the end of every month before they give them to me. We came up with a preliminary budget for 2027; the dues are not going to increase. The only thing I see that could possibly change, but we won't know until March, is the insurance. I'm hearing from other condo associations, HOA associations, that some of the insurance costs are going up anywhere between 25 and 50%. I think we got ahead of this curve with what we did last year. That's why we're still under budget in the insurance category, but I want to prepare everybody, because if I'm seeing it, I'm sure everybody's seeing it. But the insurance costs, especially waterfront community, are going up more. The budget will be posted on the website. We don't have another meeting until November 14th, so it's about 60

days. If you have questions, comments, concerns email them to Xanthe, and she will forward one to the board, and we'll get an answer, or help answer whatever questions.

The property management contract expires at the end of this year, and we'll be renegotiating that with the board.

Facebook: The BOD will not conduct business on FB. Please email the office, Board of Directors, or a board member of your choice for an answer. There are many inaccuracies in the information on social media. So please come directly to one of us with any questions. We will do our best to give you the proper answer or research to get the right answer. I don't want to spend time on this, but we will not conduct answering questions and comments on Facebook.

Old Business

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

Proposed Subsea Cable Landing Station on Rt. 611: There has been a little bit of talk about changes with a moratorium being put on so that things can't be done. But it seems like, from what I've been reading about the local commissioner here, feels that Amazon is coming in trying to backdoor by calling it something else. It going directly to the airport, not this lot being sold up here. So, there are probably still some things going on out there about it, and again, that is you as a homeowner to make your point known to the county. There is nothing we can do as a board.

Changes for Gate Personnel: A lot of information was brought up at the last July meeting in reference to them. I had already been in the process with Xanthe, their supervisor, about making some changes. One of the biggest things, is from Memorial Day to Labor Day, Sunday through Thursday, Gate Attendant will stay at the gate house. They will not do rounds unless they're called out for an emergency or an incident that they need to handle. They will begin rounds when they're locking up the buildings, around 11 p.m. So, they are back in their regular schedule now, because it is past Labor Day. The gate's not as busy, so they'll be doing their regular rounds like they normally do. Also, they will be known as Gate Attendants, not courtesy personnel.

Pergola & Gazebo Issue: Nothing new. Again, this is something that is between the county and homeowner. Of course, you do have to get ECC approval to do anything, and then you move forward to the county.

Full-Time Residents: October 1st through March 31st you cannot occupy for more than 30 days consecutively and 60 days total. So, if you came every weekend in that time period, plus a week, you still wouldn't make your 60 days. Most people, this is their second home, they are not overstaying, they're just coming and going throughout the winter. A lot of people close up for most of the winter, because they're not here at all. Some people are here all summer, and then they go south around October and don't come back till later in the spring. The only people the county is really worried about are the people that are living here full-time. If you are living here full-time, which is against the occupancy restrictions, we have to report that to the county. This is the time of year that they will start asking us for more information. That information is gained by gate card access, electric bill, and they can look at other things. That goes to the county, and it's in their hands from there.

Road plowing: County emergency services require us, for any snowfall over one and a half inches, all streets are to be plowed. We used to just do the main road, North and South Longboat, and down Assateague Way, but that has changed. If it's over 50 degrees right after the snow, we don't have to go get a plow. But if it's a one-and-a-half-inch snowfall, and the temperatures are staying cold we will. We did make room for this in the budget because it started last year.

"Footprints" Report

Community News: Message from Ray Civitella-Member at Large

I apologize for not being able to attend today's meeting. I am aware of the importance and the significance. I'm currently traveling to a conference in Anchorage, Alaska. For those of you who do not know me, my wife Alice and I have owned at Assateague Pointe since 2014. And have been volunteering and running different events

starting the following year in 2015. I'm aware that my appointment has been questioned by some and celebrated by others. I would like to let you all know that my goal is to always do what is in the best interest of the community. And I have no loyalty to this current board or any other group of individuals. During a time when there seems to be a lot of acrimony and divisiveness in our community, I hope to be a part of bringing us close together as a group. And better as a group. My wife and I love this community, the folks we've met here over the years. I hope to be a part of making Assateague Pointe even better, and I believe there is room for improvement. If anyone has any questions for me, please reach out and email me, and I will respond with any relevant questions.

Committee Reports

Beautification: Missi Clark- I do have one thing for the grounds crew to repair this winter, is the flower boxes across from the rec center. They are splitting and have come apart and collapsed.

ECC: George Akers- The Environmental Control Committee will be doing final Fall 2026 home inspections starting on the weekend of Sept 26, 2026. At this point, the community is looking great and thank you to those property owners who have continued to do a great job on home maintenance and repairs. Weed growth, power washing and deck maintenance are the most prevalent maintenance requests. We all want a safe, attractive community with valuable property. Please maintain your property. Please make sure that you have your house numbers visibly displayed on the exterior of your home. It is a reminder to all homeowners that you will need ECC approval for anything significant that you add or change to the exterior of your home. If you are not sure about your addition, change, replacement or repair, please check with the ECC or refer to the ECC guidelines located in the last section of the blue Assateague Pointe manual. This will enable you to stay in compliance with our guidelines. ECC forms and applications are available under communications on our web site. When making changes or additions, please include a detailed drawing and specifications in PDF form 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 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. Please email the application to the ECC in the form as a clearly shown PDF.

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

Storage Yard: Travis & Kathi Blizzard- Hello everyone – Sorry we couldn't be here in person to report on the boat yard. However, we have been down and over all everything is in pretty good shape. We had a few boats in spots that were not registered and the owners did not know whose they were. If you arrive and something is in your slip that is not supposed to be there, please report it to the office and we will work on getting it moved right away. Also, as we all know the boat slips are very close together to maximize space. Please be mindful of that when you are parking your boat, RV etc. and try to keep it as centered as possible. Finally as we are getting close to the end of the season – a final spray of the weeds and cleaning up your area as you winterize would be great. As always don't hesitate to contact us or the office with any questions.

Entertainment: Vince & Lynn Luca- We started with the July 4th parade, that was great. The whole month of July went really well. In August, we started with, the Community Yard Sale, that went well. But we're still kind of slow with Mingo. I'm going to keep it on the schedule, because people have asked me to continually, when we do a Mingo again? But when we do it, they're never here. I don't know how to advertise it other than on the board and email send outs. The butterfly release always goes well. I think we drew close to almost 75 to 80 people this year. They put up a tent for us. Trivia Night completely bombed, because we had to switch trivia night with bingo. Crab Feast and the Shrimp Feast were combined for the first time this year and it worked out well. There were people here that complimented me throughout the whole event that said, this was one of the smartest things you've ever done. We really think it's great to have Crab and Shrimp together. So, we're going to keep the Crab and Shrimp Feast together for next year. Friday night hot dog sales ended on the 28th of August and believe it or not, I had people coming in this year who looked at me and said, "How long have you been

doing this?" And I said, "since 2019." And then we moved into Farewell to Summer. That was a big success, which that one and 4th of July Picnic are always a success. At the end of the event Mike and Linda Howard's granddaughter, who came in every Friday night for hot dogs, presented me with the Volunteer of the Year Award 2026. The volunteer invitations are out, they went out yesterday, so you should be getting them this week. If you know you volunteered for something and you didn't get one, please contact us. September 26th, which is next weekend, is the Dog Swim and the Bull and Oyster Roast. If you're going to be cooking corn or anything with the propane burner, please make sure you're on the blacktop. We had an incident again with the Farewell to Summer, and it burned the grass. November 14th is the next board meeting. And then the last event of the year is New Year's Eve. I want to thank you all so much for all you do for me, personally, and for the community, because without you we aren't selling hot dogs. And hopefully, next year we'll have another great summer like we had this year.

Pools: Tracey Trott- I'm not going to go through my spiel of all my rules, because summer is over. I want to thank Lisa, particularly, for every single day turning on the music. I don't think there was a day this year that you said to me, I won't be here to turn on the music. Hopefully that'll be updated to be automatic in our updates when we get our electronics worked on, so she won't have to worry about that every day at 10 a.m. And also, for monitoring different things that go on at the pool, I stop by and do my visits, and usually I'll hear from Lisa, either this happened that day and that enables me to reach out to our pool contractor and get things straightened out. I think we had a very successful year. We had little bumps in the beginning, we always do, its new employees, its new lifeguards, sometimes there's a communication gap. As the pool chairperson I put things in writing and gave that to the pool company. They had a meeting to make sure that everyone working here understood what we expected of them. A major thanks to Mike and Cathy Snyder, Dave Neumeister, my husband Mike, who helped keep everything prepared and repaired so it was ready for use. Reminder for the last few days, tie your umbrellas, and put down the back of your chairs. I appreciate everything everybody did to make this a successful season for the pool.

Nature Conservancy Committee: Mike and Kay Whaley- We have 10 bluebird houses that we take care of. And we also have, I think, about 6 purple martin houses. We don't often see them around, but we see them in the nest. Also, about a month ago, he had a wasp nest in one.

Butterfly Garden: I know from things that she's just conveyed to me in talking personally, how excited and happy she was with how the Butterfly Garden event went this year. It was very educational and enjoyable for the children that were there. And she's had great success with the garden this year. She didn't lose nearly as many plants. And a reminder to everyone that if you are up in that area, please fill the bird bath, water any of the flowers, there is a pump there. It's very much appreciated throughout the year.

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

Melanie Dixon Lot#320

Can the board please put the ECC guidelines back on the website?

- a) *The ECC guidelines are there under communications. Sometimes when we are working on posting a link may not work temporarily.*

What company handles the dues, money, and all the finances?

- a) *Resort Real Estate is the company that has the management contract, and Purnell Properties is who handles some of the accounting with HOA.*

I don't know who this concerned group is, but whoever you are, I'd like to join. I'd like to learn more. I'd like to be informed as much as I can, so contact me.

Tom Cramblitt Lot#49

Do we know who had the lawyer send the letters, was it a homeowner?

- a) *I do not know who it was, I would assume it was a homeowner, I truly have no idea. I asked if we could just get a number, so I would know, am I hearing from a group of 100 people or a group of 4 people. I can't even legally get an answer for that.*

It's great that all you people are here at the meeting. I think we needed this a long time ago. I also think that the board that we have does a great job. This is a thankless job, working on this board. If you ever want to try inspections and see how people feel about that when you're walking around. You'd be surprised how many people are out there, they'll come up and talk to you and say, hey, you doing inspections? We'll say yes, and they're glad to see us out there. These people up there are working very hard to keep this place running, and it's a lot of work. And I think too many times, we see the bad stuff that happens, and not the good stuff that happens. They had the foresight 36 years ago to set up a reserve fund. I talk to people who have condominiums in Ocean City and other places they had a \$15,000 assessment, because they had to get a reserve fund set up. We had the insight to put that in there ahead of time. So, don't just keep bashing the board about things that are going on. Come to meetings, speak up, say something. If there's something wrong, don't be afraid to talk to people about it. I do it all the time. If I see kids driving golf carts, I say something to them. I see glass at the pool; I say something to them. If you don't say something, it's never going to get fixed. So, I think it's great that we have 5 people that want to be on the board, and I think all of them will be great members, and you guys are doing the right thing. I don't agree with everything that happened in the past. I don't think any of us do, but it's moving in the right direction. Let's keep it moving forward and stop looking backwards.

Vince Luca Lot#318

I just want to follow up on the meet and greet. I'm one of the candidates. I think we had a tremendous, tremendous number. It was about 125 people total. I just want to let you know that I've had more visitors since the meet and greet than I've ever had living here. I've heard them say, very clearly to me, don't expect a win, because they are working feverishly to pick the two that they want and you are not one of the two. Now, whether that's true or not, I don't know. I don't care. But I can only tell you one thing. If I am your selected candidate, I will do everything I can for you.

Mike Whaley Lot#90

I think it would be a good idea for you to tell us what the purpose of this meeting is, and how it's supposed to be run. All throughout people jump up and talk at different times and it's not the time that we normally do it. It's hard to listen to that. We stood up and asked questions at the end of the meeting, not during the meeting.

- a) *The change for today's meeting, that the open discussion of the two things that were being considered not valid, I thought it was very important, along with Sean, to get that out open right at the beginning, because I felt it wasn't something that we should leave for the end of the meeting's open discussion.*

Mary Ann Bing Lot#319 & 472

It is in our deed book that we are not allowed to be full-time all year resident here. So, as a past ECC chairperson when people do not comply with the guidelines, we instill fines. For those that are living here full-time can they also be subject to fines?

- a) *The HOA sends out letters on our part, when we know that someone's staying. We get a response that states; I leave my car there, I'm really at this person's house, I don't live there full-time. We can fine them, and then if they don't pay the fines, you can put a lien on their home, it just takes a long time, and it's a cost to do that. Now that we're sending it over to the county, it becomes their burden.*

And how eager are they to do that?

- a) *They've basically cleared out Whitehorse Park.*

Paula Care Lot#107

I'm a homeowner here in Assateague Pointe with my husband. I have a background in early childhood education. I have always been passionate about advocating for children and creating opportunities for them to learn, play, and thrive. I would like to propose forming a children's committee for our community. My hope is that this committee can work together to explore ways to enhance and improve our playgrounds, recreation areas, and children's activities throughout the year. By bringing together volunteers, parents, grandparents, and interested residents we can help create a safe, welcoming, and engaging environment for the children and grandchildren. My husband and I first came to Assateague Pointe 1995 with our 6 children. We created many wonderful memories here as a family. In 2020, my husband surprised me with the opportunity to return to Assateague Pointe as an anniversary gift. Since then, some of our children have followed us back, remembering the joy and experience they enjoyed here during the 1990s. I believe this is an important time to refresh, renew, and improve the spaces and activities available to our younger generations. Together, we can help ensure that today's children create the same lasting memories that so many families have enjoyed here over the years. And if there's a process of how to do the committee and if you are interested in serving on the Children's Committee, or volunteering to support future projects and activities, I would love to hear from you. So please join me as we work towards making positive and exciting improvements for our children, our grandchildren and future generations.

a) Thank you, that would be excellent. If you wouldn't mind putting a proposal together, sending it to the board of directors, we can discuss that also with our entertainment committee, and if you have the volunteers to do it, I don't see any reason why something like that can't be done. The biggest thing is the events that we had for children were not being attended. So, little by little, we discontinued having them. And it could be a generational thing, maybe now we're getting more young people in that have children, that we can resurrect that again. Like the fishing tournament.

Sheila Jacobs Lot#432

Can we see a copy of the contract you signed with Vote HOA and what it includes?

a) Absolutely.

If the possibility exists that you decide to reverse your vote and go back to 5 people, just because it's worked for 37 years is not a reason to not consider it. The two additional positions are to support the board. That's what this was about, that's all it was about. Before you make the decision to reverse your decision, more of the same gets you more of the same. And it saddens me that everybody doesn't feel the same way. What is so bad about adding more talent, more knowledge and more support to the board?

Troy Purnell Lot#428

We've got a company that handles the fish in the ponds, we've had them for the last 5 or 6 years, they help assess all the ponds as far as the fish stock there. I hate saying it, but they say we need to start Harvesting some more of them. We have never allowed that in the past, and all the signs say, don't do that. The way they come out and assess it, they're going to come out at the end of October and go ahead and assess what the stock is of the ponds. They've got some type of electronic equipment that can figure out how many fish are in the pond, if they're too big fish or too small fish, and they're going to do a report for us, and then we'll get back to everybody. But we restocked the pond two years ago with bluegills and catfish. And it has done what it's supposed to do, which is bring back the bass population.

Next Meeting

November 14, 2026, at 9:00 AM, at the Clubhouse.

A motion to adjourn was made at 11:45 a.m. and was passed unanimously.

Recorded by Xanthe Lewis