

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
20 FEBRUARY, 2016  
10:00AM**

**D R A F T**

**Call to Order** ó The meeting was called to order at 10AM by President Pat Heath.

**Pledge of Allegiance**

**Meeting Procedure** - President Heath explained that the Lot Owners' open forum would be before the Board vote on open issues so that the Board would have the opportunity to hear lot owners' concerns before they voted.

**Introduction of Board Members**

President	Pat Heath
Vice President	Rich Zaworski
Treasurer	Georgine DeBord
Secretary	Ted Gajewski
Member	Sue Naplachowski

**Property Manager's Report**

Ted Gajewski resigned as the interim Property Manager at the pre-meeting. The resignation was accepted on a motion by Georgine DeBord, seconded by Pat Heath. The new Property Manager, Bob Harbaugh, was introduced. ó The Property Manager reported that he is trying to get more bids for the dredging project, and also for the new roof on bath house #2.

**Approval of Minutes** – The minutes of the October 2015 meeting were on the tables for review. Motion to approve by Georgine DeBord, second by Sue Naplachowski to approve. Motion carried.

**Treasurer's Report** - The Treasurer reported that for the month of January we had income of \$58,045.49 and expenses of \$90,606.45. She further reported that the monthly report shows a "Paid Loan" of \$42,176.07 ó this is the loan that the Marina account owes to White Horse Park. Georgine

further advised that the BOD receives these monthly reports during the winter when there are no meetings. These reports are available on the website. Motion to accept the Treasurer's report by Ted Gajewski, second by Pat Heath ó motion carried.

### **Committee Reports**

ECC ó Sue Gajewski reported that John Underwood has resigned from the committee, and thanked him for his service. Dan Heath will be taking his place. Inspections this year will be conducted in mid-May. The focus this year will likely be on mold, as this seems to be a problem on many units.

Clubhouse ó Pat Heath advised that we still need a chairperson for this committee. In the meantime, the BOD will continue to conduct the events. The first event is the St Patrick's Day dinner, which will be held on March 19<sup>th</sup>, the day of our next BOD meeting.

Marina ó The Property Manager reported on the dredging earlier. Pat Heath advised that the BOD approved changes to the boatyard/marina rules as follows ó 1) Stickers for non-motorized watercraft (kayaks, canoes, etc.) will remain at \$35.00. 2) Stickers for other watercraft will be increased to \$50.00. 3) Maximum length for vessels in slips is 25', maximum width 8.5'. Also, we are hoping to get the jet-ski floats installed this year ó there will be either four or six. These will be available for daily rental only.

Playground ó Pat Heath reported that we will be having more sand poured at the playground, and Doug will be installing a border to try to contain the sand.

### **New Business**

Budget ó The budget was introduced. Georgine DeBord reported that we have a new income line item "Bank of America Rewards". We had enough points on our credit card to obtain four \$250.00 gift cards from Bank of America. We will be paying more bills with the credit card to try to get more points and therefore more gift cards in the future.

Clubhouse Event Schedule ó will be published in the next newsletter, and copies available at the next BOD meeting.

Contracts ó POOL ó will be amended to include the extended hours on Friday & Saturday evenings. ADVANCED SECURITY (Cameras) has been signed, and the deposit made. A & I LAWN CARE ó has been signed with the same terms and charges as last year.

Long Term Projects ó The following projects were discussed, with years that we hope they can be accomplished:

ROOF ON BATH HOUSE #2	16/17
DREDGE MARINA	16/17
JET-SKI FLOATS	16/17
FENCE AROUND POOL	17/18
REMOVE TREES FROM BOAT YARD	17/18
FENCE BACK OF BOAT YARD	17/18
RESURFACE POOL	19/20 or 20/21
DRAINAGE PIPES IN BOAT YARD	19/20
ROOF ON OFFICE	21/22
ROOF ON GUARD SHACK	21/22
RESURFACE ROADS (In stages starting)	21/22

Padlocks on pedestals & hydrants ó It was reported that some homeowners have put padlocks on their pedestals and/or hydrants. Next time Doug & Joe read meters, they will make a list; the owners will be contacted to remove them.

### **Unfinished Business**

Propane vendor for WHP ó We received a proposal from Sharp, but not from AERO. Pat Heath will contact someone from AERO and try to get one.

Roofing ó Bath house 2 ó Bob is getting more estimates.

Smoke alarm for clubhouse ó Rich Zaworski will see if we can get a Wi-Fi system at a reasonable price.

Camera system ó Progress being made.

Water Heaters for Bath house #1 and clubhouse ó We received a bid from Robert Azbell to replace a 50 gallon water heater in the clubhouse; a 75 gallon water heater in bath house #1 and a new hydrant near the pavilion for \$2,148.46. This will be voted on after the Open Forum.

### **Lot Owners' Open Forum**

Lot #222 ó Neil Marder ó Advised that Mediacom is going all digital and you might have to auto program your TVs. He also asked if we could do something with the path behind the pavilion ó it is dirt.

Lot # 74 ó Mike Coble ó Says that he has a lock on his pedestal because someone had plugged into it at one time. He also contacted the AERO main office ó they didn't seem to know about WHP. He asked about issues with renters ó Pat Heath advised him that we have rules for renters, but we cannot stop owners from renting their units.

Lot #198 ó Henry Huber ó Advised that anyone can get internet using a device called "cricket" Verizon & ATT also have similar devices.

Lot #309 ó Maria Castellano ó Reported that she heard that AERO is price gouging.

Lot #153 ó Janet Corgill ó Wanted to thank Janice for doing the flowers and decorations around the entrance. It always looks wonderful.

### **Board Vote on Open Issues**

Ted Gajewski made a motion to accept the bid From Robert Azbell to do the plumbing work. The motion was to pay up to \$2,400.00 so that he could also replace any bad pipes and/or valves. Second by Georgine DeBord ó motion carried.

**Adjournment** ó The meeting was adjourned at 11:00AM on a motion by Georgine DeBord, second by Pat Heath ó motion carried.

Respectfully Submitted,

Ted Gajewski  
Secretary