

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

D R A F T

Call to Order – 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

Bob Harbaugh reported:

- 1) Four estimates for the roof on bath house #2 ranged \$6560 to \$9600. Serpe's bid was not available. Bob will check it and the BOD will conduct an e-mail vote to select one.
- 2) Hot water heaters for bath house #1 and the clubhouse are scheduled to be replaced the week of 03/22/16.
- 3) The floor in the foyer of the office is complete. Bob will check on prices for new mats and advise.
- 4) No bids yet on the dredging. Bob will follow up this week and advise.
- 5) Camera system – Doug has installed the outlets in the boxes. Once the boxes are installed on the poles, Tracy will come and install the cameras.
- 6) CoinMach came on Friday 3/18 to get washers ready. One was leaking. He will come back next week when the water is on and fix

the leak. When the washers are in place, Doug can do the floor – Ted will advise Bob on the flooring.

Approval of Minutes – The minutes of the February meeting were incomplete. Tabled until next meeting.

Treasurer's Report - The Treasurer reported that for the month of February we had income of \$88,040.25 and expenses of \$38,531.44. She further reported that the monthly expenses will look like they are down, because we are paying some bills with our credit card. This will give us more points to earn more gift cards to be used. Georgine further advised that the Marina loan the WHP made to the marina account will be on next month's report again. Georgine also advised that at the end of the fiscal year, we will be writing off the one lot that is in collections which is \$7,033.69 – that will leave us with only one lot in collections for \$1,458.68. Motion to accept the Treasurer's report by Ted Gajewski, second by Pat Heath – motion carried.

Committee Reports

ECC – Sue Gajewski introduced the members of the ECC – Dan Heath, Tom Molyneaux, and Sue Waskey. She reported that 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 – 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 tonight from 6PM til 8PM. Tickets are still available at the office.

Marina – Pat Heath reported that Ed Webb would be back next week.

New Business

None.

Unfinished Business

Propane vendor for WHP – Pat Heath reported that we cannot have just one vendor in the Park. This will be dropped from the agenda.

Roofing – Bath house 2 – Covered in the Property Manager's report.

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

Camera system – Progress being made.

Water Heaters for Bath house #1 and clubhouse – Covered in the Property Manager's report.

Lot Owners' Open Forum

None

Board Vote on Open Issues

Budget – Georgine made a motion to accept the budget, second by Sue Naplachowski – motion carried.

Adjournment – The meeting was adjourned at 10:20AM on a motion by Georgine DeBord, second by Pat Heath – motion carried.

Respectfully Submitted,

Ted Gajewski
Secretary