

WHITE HORSE COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 21, 2010 at 10:00 a.m.

At the clubhouse

The meeting was called to order by Phil Rensch, President. He then led us in the Pledge of Allegiance.

Phil then introduced the Board members. Those present were Phil Rensch, President; Will Goheen, Vice President; Barbara Price, Treasurer; Bunnie Jenkins, member and Loretta Donaldson, Secretary.

The minutes of the May 15th meeting and July 17th work session

Barbara gave the Treasurers' Report for June and July.

Committee Reports:

ECC: Barbara Price asked if any new cottages have been put in and Pat Heath said "no". Pat said everything is going ok.

Clubhouse: Pat Young said that her job wouldn't be so easy without the volunteers and the staff. She said that Sue as Park Manager comes up to Don & Ann Fortner. She reminded us about the crab feast, Sept. 4 and the pancake breakfast on Sept. 19, which is bike week. She is going to have a survey at the crab feast to get opinions from the homeowners as to what kind of parties they want. Sue said that Angelo Serpe and James Curtis, contractors in the park, have each contributed one bushel of crabs.

Marina: Ed Webb: Main concern is the teenagers hanging at the gazebo all hours of the night, jumping from top railing into the water. The railings have been broken from them climbing on them. He has reviewed the camera several times concerning several complaints and has found no problems. Ropes on several boats had to be readjusted because of high tides last week. He wanted to remind owners that they are responsible for pier damage. There are illegal boats in the marina. Owners are renting their slips out and not going through the committee. At this time all slips are rented. Boats are entering with no stickers. The guards must stop all boats entering and record information, Item #7. Once boats get in it is hard to find out who the owners are unless he sits and waits until the people to return to the boat. They are looking into a stronger weed killer for the boat yard. A suggestion given to him was for the Board to discuss putting a fence across from the bulkhead to the marina shack with a gate which could be locked at 10:00 p.m. or 11:00 p.m. If a boat owner needs to get in for any reason he could notify the guard. All of our problems at the marina occur during the middle of the night.

Playground: Pat Heath said she had wanted to purchase stationary trash cans but is working on paying back the debt. She thought the pool committee was going to sell hot dogs but no one has sold any since she stopped. Maybe next year if she is left alone she may do it again.

Park Manager's Report:

Pool chairs have been purchased. Extra lifeguards were needed due to the amount of people in the pool. There were problems with the chlorine pump and the pool had to be closed two days. Umbrellas were purchased. There was a problem with the electric circuit tripping on Dolphin. Breakers had to be replaced in two pedestals and one pedestal had to be replaced. The underground cable has caused problems to lots 18 thru 24. Since it was an underground cable an outside electrician had to be called to find the underground break. The breakage was located in front of lot 54. Our maintenance dug up the area and Curtis repaired the break. Hydrants had to be replaced. Someone is stealing ornaments and flags during the night hours. Please keep an ear out, if you see something going on call the guard. If you have trash please don't leave it on your porch there are raccoons and foxes in the area. She will be holding a hurricane meeting on Aug. 31, 2010 at the clubhouse. Invitations are going out to all permanent residents, but all members of WHP are invited. She attended a hurricane meeting at Ocean Pines and wanted to bring the information to us. This will be a very informative meeting on how to take care of your self if we are faced with a hurricane. Sue said the Phil had suggested moving the large dumpster to the opposite side of the small dumpsters and it has helped 75%. Gary Mercier has gotten signatures from his neighbors and is hiring an outside company to dig a trench behind their units. Re-inspections have been done and out of the 40 only 2 still are not in compliance. One unit that we have been trying to clean up for 8 years is now cleaned. We have additional chain link fence and poles at the maintenance shack which could be used for the fence at the marina.

Unfinished Business: Marina Restoration Update

Ed Webb said that all permits are in and we have three proposals. Each company has their own way to do things. We are still planning on the 4 phase program. We can not overhaul the ramp but can still do something to prevent the boats from scrapping when launching. We may be able to save some money by spot dredging. We are going to try and get Stacy Hart to see if she can head up some of this for us. Mid Atlantic strongly recommend using vinyl which is cheaper than wood and will last longer. Their estimate is \$96,000. Ed made a recommendation to the Board to make and approve a motion at this meeting to combine funds from M&T reserve # 1 and M&T reserve # 2 marina fund to fund phase 1 of the replacement for a maximum of \$125,000. The Phase 1 channel bulkhead is the most critical part of this whole project. Comments from one of the companies said we are one major storm away from our bulkhead completely collapsing.

Sue has been in touch with several banks in the area. First Federal seemed to be the best

and suggested a line of credit. We need to give them a written plan as to how we are going to pay them back. Loretta made a motion for the repair and replacement of the WHP Marina. Will second the motion. After discussion the vote found 4 in favor and 1 against. Barbara cast the vote against stating that she would like to have members input before making this decision. Motion carried. Phil made a motion that we take \$5.00 of the \$10.00 now going into the reserve fund, which is \$2,325.00 per month, to be used as payment on the loan. Will second the motion. Vote found 4 in favor and 1 against. Motion carried.

The Wi Fi survey showed that the majority of the homeowners did not want it. This can be revisited again but for now it is tabled.

Phil said that loungers at the pool were damaged. He asked Sue to put up the signs asking owners to bring their own chairs. Twenty new loungers have now been purchased They are reinforced and have a guarantee. We hope to purchase 20 more in the spring.

Schedule for WHP Board of Directors meeting for 2011

January – No meeting

February 19 – Work session

March 19 – Open meeting

April 16 – Work Session

May 21 – Open meeting

June 25 – Annual meeting

July 16 – Work session

August 20 – Open meeting

September 17 – Work session

October 15 – Open meeting

November – No meeting

December – No meeting

Loretta made a motion to accept this schedule, Barbara second. Vote found all in favor. Motion carried. This schedule will be put in the newsletter and on the web site.

Open Forum:

Pat Young #288 – wanted to know if we were going to check next year for the mold on the units. Phil said yes and next year sheds will be looked at also.

Shirley Skillman #30 – wanted to know what was being done about the \$14,000. in delinquent accounts She was informed that they go to the attorney and then into collection. Shirley said if they are delinquent they should not be allowed to use the amenities of the park. She asked about Barbara's objection to the marina repairs. Barb said she didn't object to the repairs but felt that we should have the memberships input. Shirley said Barbara had already cost us \$50,000. when the roads were put in.

Mark Testerman #141 – said we have to get the repairs to the marina done.

Pat Heath #276 – Thanked the Board for passing the repairs on the marina. She feels that the boat yard should be considered as common ground and that money needed there should not come out of the marina funds. She feels they should come out of regular maintenance. She thinks we should inform our attorney about the pool closings due to neglect of the pool company. Sue is logging everything. Unfortunately our previous park manager signed us up for a 3 year contract. She also feels that those delinquent should not be using the amenities of the park. If they have a boat they should be sent a letter telling them to get them out and collect their pool passes. She suggested putting their

names in the newsletter. We need to check with our attorney if we can publish their names. See doesn't see a pool committee. Bunnie said we had one and even purchased arm bands and they never showed up this year. Everyone wants but no one wants to help.

Marge Webb #409 – She said they pay to use the marina, why not the pool?

Karen Boon #200 – Commended the Board for discussing the marina at an open meeting.

You have the same people donating their time over and over again and we appreciate it so much. She feels that most homeowners don't realize the importance of repairing the marina and if a survey is sent out, they will kill the issue. The roads were not an emergency issue. The marina needs to be done and not killed.

Don Fortner #91 – said that when he was park manager, they would turn off the power to delinquent accounts. Phil said now it is a lengthy process to go through to do that.

Phil made a motion to adjourn the meeting, Bunnie second. Vote found all in favor. Motion carried.

The meeting was adjourned at 12:30 p.m.

Respectfully submitted:

Loretta Donaldson, Secretary