

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
17 MAY, 2014**

The meeting was called to order at 10AM by President Pat Heath. The Pledge of Allegiance was recited, and meeting procedures were explained.

The members of the Board of Directors were introduced: President – Pat Heath; Vice President – Bob Price; Treasurer – Ted Gajewski; Member – Ed Webb. Secretary Maria Warburton was excused.

Pat Heath apologized for missing the April meeting. She explained that she had had back surgery and could not attend.

MINUTES

The minutes of the meeting of October 2013 were read to the members by Pat Heath. Motion by Bob Price, second by Ed Webb to accept the minutes as read. Motion carried.

The minutes of the meeting of March, 2014 were distributed to the members. Motion by Ted Gajewski, second by Bob Price to accept the minutes as presented. Motion carried.

TREASURERS REPORT

The treasurer's reports from March and April were read to the members. The reports are attached to these minutes. It was reported that there are seven units that have been turned over to the lawyer for collection, and one unit that is in bankruptcy.

COMMITTEE REPORTS

ECC - Sue Gajewski reported that there were six applications in March and eight in April. Only one was denied.

CLUB HOUSE – Linda Zaworski thanked Bob Price for the new cabinets and the new shed. Linda also reminded everyone that the Memorial Day

party will be held on May 24th from 2PM til 6PM. This is also the Pat Young Memorial Dedication. There will also be an ice cream social that night from 7PM til 9PM. Linda also wanted to thank John and Jane Gardner of lot #267 for donating the ice cream cooler.

MARINA – Sue Naplachowski reported that she and the two maintenance men have been working with Mid-Atlantic Marine to try to complete the marina. Volunteers would be greatly appreciated. Ed Webb reported that the applications for the permits to dredge have been filed.

OLD BUSINESS

OFFICE HOURS – A vote will be taken at the end of the meeting.

ELECTIONS – The annual meeting will be held on Saturday June 28th at the Showell Elementary School at 10AM.

NEW BUSINESS

ADT System – A proposal was read to install an alarm system in the clubhouse. The proposal also included a monthly fee for monitoring. The installation cost is \$359.00 and the monthly fee is \$45.99.

PAVILION – A proposal was read from Carpenter Engineering to design a pavilion to be attached to the clubhouse. The proposal was for \$1,650.00 to design the pavilion, obtain permits, and solicit bids.

ROAD MAINTENANCE – A proposal was read from Chesapeake Paving to seal and patch certain roads in the Park. The proposal was for \$9,756.00

FOXES – Sue Naplachowski reported that there was a family of foxes removed from behind the boat yard.

PARK MANAGER HIRING – Sue Naplachowski's resignation was acknowledged. Pat Heath advised that we might consider hiring a part time person to take Sue's place. Pat asked Ted Gajewski to prepare an ad for the papers. Pat also talked about the maintenance of the Park. In addition to the many improvements to the Park, she advised that the Park now has over \$200,000.00 more in reserves than we had at this time last year.

BOAT SLIP REIMBURSEMENT – Pat Heath reported that we have had five requests to reimburse boaters for a portion of their slip fees, and six said not to reimburse. This will be held until the June meeting. Ted Gajewski advised that the four of the Board members who were present were also slip owners. He felt it unreasonable and possibly unethical for the Board to vote to give themselves money.

INTRODUCTION OF BOARD CANDIDATES

JASON SHOFF – Talked about accountability of landlords of the rental properties in the Park. He talked about possibly amending our by-laws to include a provision for a renter license.

GEORGINE DEBORD – Talked about having long and short term plans. Also, communications within the Board and to the homeowners. She wants to do what is best for White Horse Park.

RICH ZAWORSKI – Talked about his love for White Horse Park, and his (and his wife's) work at the clubhouse affairs. He wants to maintain the family atmosphere in the Park.

SUE NAPLACHOWSKI – Talked about the work that she has done to improve the Park. She feels that now is the time for her to continue to improve the Park from the position of Board member.

OPEN FORUM

KAREN BOON – LOT #200 – Read a statement that she had prepared about the derogatory remarks made on social media about the Park Manager and the office staff. Although this is a small percentage of people, it makes the Park look bad. Then she talked about the survey regarding the office hours – what issues are required to conduct a poll? We elect the Board to run the Park and we should let them do it.

TOM MOLYNEAUX – LOT #245 – Asked if the proposed pavilion was going to be made of wood. Pat Heath advised that that is what she had in mind to keep consistent with the pool pavilions. He said that as far as the WI-FI, he uses a hotspot so it is moot to him. He advised that he is willing to volunteer for the ECC and the election committee. He asked if there was any progress in the discrimination lawsuit. Pat Heath advised him no.

KAREN LINK – LOT #299 – Was disappointed about the April ‘non-meeting’. She was also disappointed that at the March meeting there were only three Board members present to vote on an issue as important as the lawn care contract. She asked if the Park could vet potential renters. Pat Heath advised her that we could not.

GEORGINE DEBORD – LOT #193 – Asked about the police activity on Timberline. She was advised that it was a domestic dispute, and one party was removed. She also inquired about a renter renting space in the boat yard. Ed advised that it is not a boat, but a trailer.

BARBARA PRICE – LOT #211 & 212 – Advised that renters cannot be regulated by the Park. She asked if the alarm system for the clubhouse included a fire alarm – The Park manager will find out. She feels that there should be no reimbursement for the slip fee. She asked why a tree in her yard, which has damaged her shed & house, could not be taken down. Sue Naplachowski reported that the tree company trimmed it as much as possible. Pat Heath said that she would take look at it. She produced a copy of the Park Managers contract, and advised that Sue Naplachowski cannot run for the Board. Pat Heath said that she would look at it.

PEGGY PRICE - LOT #208 – Asked if there was any update on the discrimination lawsuit. No.

BONNIE HARNLY - LOT #80 – Agreed with Karen Boon.

MARIA CASTELLANO – LOT #309 – Reported that the lawn service was not doing everyone’s’ lawn properly. Pat Heath advised her to go to the office when it happens so that the Park Manager can remedy it.

SHIRLEY SKILLMAN – LOT #30 – Asked if the owners of the junk boats in the boatyard were being notified. Ed Webb advised that letters will be going out to seven owners.

DEBRA CLEMENTS – LOT #207 – said that we should not get the County involved in our affairs. She feels that we need to improve our handling of contracts.

KAREN BOON – LOT #200 – Addressed Barbara Price advising her that after all that Sue Naplachowski has done for the Park, she feel that Sue should be allowed to run for the Board.

BRIAN FENSTERMACHER - LOT #329 – Asked if the boat ramp would be open for Memorial Day Weekend. Pat Heath advised him that we would try.

BOARD VOTE ON ISSUES

OFFICE HOURS – Ted Gajewski motioned that the office be closed on Sundays, second by Bob Price – carried.

ADT ALARM SYSTEM – Motion by Ted Gajewski, second by Pat Heath to have the system installed – carried.

PAVILION – The engineer’s proposal was tabled.

ROAD MAINTENANCE – The proposal for road maintenance was tabled. Rick Smith will look at the contract and give the Board a recommendation.

PARK MANAGER – Ted Gajewski made a motion to accept the Park Manager’s resignation with extreme regret; second by Pat Heath – carried.

Sue Naplachowski reported that a roll off dumpster will be in the trash area until June 15th for residents to clean their units.

There was discussion between Pat Heath and Jake Wrozek about the letter sent to him by the Park attorney concerning the Facebook site. Pat apologized. She asked the attorney for an opinion and he automatically sent the letter.

ADJOURNMENT – The meeting was adjourned at 12:15PM

Respectfully Submitted,

Ted Gajewski

