

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

July 27, 2024 – 10:00 AM



Meeting Procedure: This is an **Owner's Only** Meeting.

Meetings are recorded by the Secretary to be used / deleted upon completion of the Minutes. The Open Forum is scheduled prior to any vote taken by the Board. The Board reserves the right to add and remove vote items during the meeting, and Agenda items may be added by the Board during any pre-meeting work session.

Call to Order: 10:05 am

Attendance: - Live - 31 / Zoom - 16 / Total lots represented = 47

Pledge of Allegiance:

Introduction of Board Members:

Tammy Franklin - President

Valerie Clark - Vice President

Brian Fenstermacher – Treasurer

Terry Lenhart - Secretary

John McKinney - General Member

An impromptu welcome was given by Valerie Clark at this time to all new homeowners, and any homeowners whom attended for their first time. She encouraged homeowners to introduce themselves to new members and welcome them.

Approval of Minutes: Motion made by Terry Lenhart to approve the May 18, 2024 Meeting Minutes, Seconded by Valerie Clark. The Minutes were approved unanimously by the BOD and Members

Property Manager Report: By Janice Carr Highlights: (1) Janice explained that the park is in full operation at this time of the summer. She encouraged homeowners with questions or comments to contact the office or BOD through the website. She mentioned the recent issues of pool closings. Prior unannounced pool closings will be handled in the future via email blasts. Policy will be, if there is thunder and/or lightning, the pool will close for ½ hour, and extended by ½ hour each time it is again detected. The guard will be remaining there until the all clear is announced. (2) She thanked anyone recently having difficulty with the new pool gate, we are working out the issues, along with the gate company. She stated we are the first pool that the fire marshal has required panic bars, as a result we have had some issues. (3) Janice mentioned that pool tags and a sign in sheet will become required, and it would be monitored. (4) The posted gate code will be removed and new one would be shared via email blast to all homeowners, and mentioned to not share with anyone else for our protection. (5) She reminded that smoking and vaping will not be permitted anywhere within the pool, more signs reminding of this will be posted. (6) Janice also noted that there will be no reserving seating spots at the pool, especially during busy weekends, as we only have two large shade areas, something that

the BOD will be addressing during the off season. (7) She mentioned the ECC is a group of volunteers, and are responsible for everything on the outside of homes, being done according to the guidelines of both the ECC, and the County. She further explained weed notices going out from the ECC and suggested homeowners spraying with Ortho Ground Clear in driveways, or contacting the office whom can sign you up for the grass cutter to spray two times per year at a cost of \$50.00. (8) Janice mentioned that this will be the last meeting that we will provide financial handouts due to printing costs, other than the agenda. We will be sending out all of that information as an attachment each month along with the Zoom meeting invitation, and print out your own, or visit the website prior to meeting to obtain that information. We are open to suggestions. (9) Janice talked about dumpsters again, reminding that not for use by contractors, and please break down boxes. (10) A reminder that homeowners are forbidden to let others into park with their gate cards, visitors must sign in at the office. Camera's are being used to deter this issue.

Treasurer's Report: The May and June 2024 statements and commentary were made available at the meeting. Brian read from the May and June Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. Brian reported that May had a net negative income of \$15,467, bringing year to date profit to \$28,478. Income was in line with budget, but expenses were \$9,512 higher than budgeted, including \$5,000 for boat yard tree trimming that was required. He stated that as of May 31, there were 4 lots in collections, and 1 in bankruptcy. Collections amount decreased by \$5,224 to \$2,105. After paying the final bill on pool fence, plumbing repairs, and other items left from April, reserve checking had a balance of \$76,561. ICS reserves balance of \$136,087, and CD balance of \$297,082. Total reserve balance is currently \$509,730. Brian also reported that June had a net positive income of \$12,771, year to date profit of \$41,249, which is \$3,686 more profit than budgeted to date. This is mainly due to trash and lawn service being lower, which may catch up next month. He reported that as of June 30, 4 lots were in collections and 1 in bankruptcy. \$20,000 was moved from reserves checking to Live Oak bank CD's, bringing reserve checking balance to \$65,832, ICS total was \$136,227, and CD total was \$318,361. Total reserve balance now stands at \$520,420.

Treasurer's Report Approval: A motion was made by Terry Lenhart to approve both the May and June 2024 Treasurers reports, seconded by John McKinney. Approval was unanimous by vote of the Board of Directors and members.

Committee Reports:

***Marina Committee Members: Phil Wood and Ted Pedzich.** Phil Wood reported that July 4th was hectic, parking issues, we had 10 people rent open slips, rent going to Marina fund. He showed appreciation for homeowners that allowed this. More boards to be replaced. He also gave short update on gazebo issue, he talked to Tracy Barnhart, and she has not heard anything further on new date to present to commissioners. At this point, nothing new.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Susan Waskey reporting for Leroy Weinreich, stated that due to none of the committee living in park, normal turnaround of permits may be at least a week. Part of decision will be impact on surrounding neighbors due to water runoff. She stated that drawings and photo's speed up decisions, otherwise they must wait for ECC member to visit site when in the park. Accurate measurements, contractors name, the more information, the faster turnaround time. Sue reminded that inspections are really ongoing during the year, and each member has over 100 homes to be responsible for. Feel free to contact the ECC.

***Clubhouse Committee Members: Betty Michalak (Chairperson) Lynn Redding. Report by Betty** 1) Betty thanked all volunteers which help with all functions. She reminded that there was Bingo Saturday evening, proceeds going to Ronald McDonald House, and coffee and donut social

Sunday morning. On August 3rd, Kids Bingo, along with Ice Cream Social. She went on to mention other functions, all listed on the website.

New Business / Announcements:

* Brian made announcement that he has sold his property in White Horse park, it is under contract currently, settlement August 23rd. He stated that sometime prior to August 23rd, he would be resigning as treasurer, and that title would be transitioning to Valerie Clark. He further explained he sold, not due to anything wrong in the park, and has enjoyed ownership for the past 14 years but wanted to upgrade home to larger with more amenities. This was not planned, but the opportunity came up for another property. Both he and his wife had not thought it would materialize quickly, but they indeed found another home. He went on to explain another unfortunate item was the park bonus point business credit card was linked to him personally as guarantor, he will be required to close that account. Unless someone else on BOD would step up to that, we would no longer be entitled to bonus rewards that we have enjoyed. Tammy thanked Brian for all that he has done for the park, and assisting in the transitioning.

* Tammy addressed the bath houses and laundry room issues. It was agreed within the BOD that we would make some modifications to one of the bath houses to make it more wheelchair accessible. Due to size, the bath house at Seahawk will be retrofitted with ramps in showers to also make them more wheelchair accessible. Also we will add handicapped parking signs and one parking spot designated. An email blast will follow when finished. She also stressed that assistance may be needed for door opening for anyone needing help. She also addressed the lack of parking for use of restrooms and laundry, as it is currently being used for overflow parking, and will no longer be permitted for that use. Signs to that effect will be posted.

*John offered his thanks for all of the support electing him to the BOD. He went on to explain the problems currently with scooters and bikes in the park. He has approached some children to warn of excessive speed and safety issues, some were renters, others children of homeowners. In his opinion, the warnings were understood and well received. He stressed to everyone, that the 10 mph speed limit was for cars, scooters, and bikes as well for the safety of all concerned.

* Terry addressed park mosquito control that was suggested during a recent Zoom BOD work session. Bird houses once placed by the pool prior to new fence being added will be refurbished and placed at some location as these birds do indeed eat mosquitoes. He stated that we will also be considering the addition of bat houses around the perimeter of the park to add to mosquito control. Bats eat thousands of mosquitoes every day, currently being used at Walt Disney World to assist in this same control. He stated that we are still considering this solution and are looking for comments from the community. It is a more natural way of control. For more information please check out this website..... <https://batworld.org/bat-houses/>

*Tammy discussed February in-person BOD meeting. As was discussed within the BOD, and due to lack of attendance for this meeting, it was decided to discontinue them going forward. The BOD will continue to work throughout the off season, newsletters will keep homeowners informed for proposed budget, email blasts will also be utilized. She went on to state that most HOA's do not have as many meetings in person. It was also discussed to eliminate the October meeting but we decided to not delete.

Old Business / Unfinished Business:

* Valerie elaborated on gate counts for the county in the off season, and it was decided by the BOD that we will continue this process. If there are any questions or suggestions, members are encouraged to contact the BOD.

***Open Forum Rules:**

- * Please be respectful.
- *The Board reserves the right to utilize a time limit.
- * Use a microphone when speaking.
- * State name and lot number prior to speaking.
- * Virtual (Zoom) Meeting: Use “chat” for questions. Please wait to be instructed on when to post your questions and comments.

*** Open Forum:**

Lot # 272 Terri Koller suggested that the wooded area’s along Timberline may be a good spot for bat-houses. She also asked if some type of information system could be used to promote discarded and unwanted items as opposed to throwing items in the trash, or dump. She also stated that she noticed much small trash was deposited in the large dumpster, as opposed to the actual trash dumpsters with the sliding doors. Janice explained that the doors must remain closed due to animals entering. Tammy stated that we will attempt to inform new owners regarding the use of each type of dumpster.

*** Virtual (Zoom) Open Forum: Lot number will be required for questions,**

There were no Zoom questions at the end of the meeting this month.

*** Board Vote on Open Issues:** No official voting took place at this meeting.

*** Motion to Adjourn:** Following Tammy’s call, John McKinney made motion to adjourn, seconded by Terry Lenhart. Meeting was adjourned at 10:42 AM

Submitted by Secretary Terry Lenhart 07/31/2024

Terry L. Lenhart