

WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

SEPTEMBER 28, 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: 10:00 am**

**Attendance: - Live - 15 / Zoom - 28 / Total lots represented = 43**

**Pledge of Allegiance:**

**Introduction of Board Members:**

Tammy Franklin - President

Valerie Clark - Vice President/Treasurer Excused from this meeting

Terry Lenhart - Secretary

John McKinney - General Member

Michelle Flory – General Member Excused from this meeting

**Approval of Minutes:** Motion made by John McKinney to approve the August 24, 2024 Meeting Minutes, Seconded by Tammy Franklin. The Minutes were approved unanimously by the BOD and Members.

**Property Manager Report:** By Janice Carr Highlights: Janice was not present for this meeting, presentation was read by Secretary Terry Lenhart. 1) Janice reported that there had been 3 water leaks in the main line, all repaired and replaced some additional older pipes while exposed. Blueprints in area were updated and drawings made to scale. 2) She also stated that sewer line next to office will need replacing in near future. 3) Maintenance is painting speed bumps, clearing woods by main gate, doing repairs within the bath houses, trimming flower beds and gardens, continuing to find and replace sleeves on shut off valves along with marking. 4) The tree company will come out to determine what trees and limbs should be trimmed in common grounds. Any homeowners interested in trimming on there property should contact the office. 5) Janice also reminded all homeowners to be aware of weather at this time of year, preparing for effects during hurricane season. If you will not be in park for extended time period, to make certain water is shut off to your unit, along with securing any outside items that may potentially blow away. A reminder that the bath houses would be open and available for emergency shelter if need be.

**Treasurer's Report:** The August 2024 statements and commentary were made available at the meeting. John McKinney read from the July Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. As Valerie Clark was absent from this meeting, John McKinney read the August 2024 Treasurers Report Commentary. Year to date

budgeted gross income was \$700,635 while actual was \$706,149, resulting in \$5,514 over budget, due mainly to late fees and park fines which were \$4,072 over budget and clubhouse services amounting to \$1,551 also over budget. Year to date budgeted expenses were \$699,960, actual expenses \$692,155 resulting in \$7,805 under budget. Net result is operating income is \$13,319 over our budget. The budgeted gross income for August 2024 was \$143,097 and actual was \$142,896 resulting in \$201 less than budgeted. Budgeted expenses for August were \$160,981, actual expenses were \$161,685 resulting in \$704 over budget. Both Lawn and Security service budgeted for July were lower, while August was higher due to timing differences, not budget differences. Professional accounting fees were \$5,500 over budget due to a payment to PKS for Accounting review as required. Net result is \$905 over budget. It was also noted that total delinquent accounts receivable (not including bankruptcy) increased from \$7,131 to \$14,130, increasing by \$6,999 from July. Accounts in collections, total of 6 increased by \$766 from July. It was reported that the Reserve Fund balances totaled \$330,876 and the Marina Reserves balances totaled \$208,419. Total reserve contributions year to date were \$44,483. \$1,261 in reserve funds were used in August to replace security cameras, a total of \$51,405 in reserve funds were used year to date to maintain the park. This information was submitted by Treasurer Valerie Clark.

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

#### **Committee Reports:**

**\*Marina Committee Members: Phil Wood and Ted Pedzich.** Phil Wood reported that as of November 1<sup>st</sup>, would be the official date for closing the marina. He reminded everyone to take all lines off pilings. He stated that we have encountered incredibly high tides recently, some lines breaking. He encouraged boat owners to check boats frequently, and remove from water if you are not going to be around. Full moon created very high tides, and can snap lines or pull out cleats from boat. Phil will be sending out email which will highlight 2025 Marina price increases.

He then introduced Tracey Barnhart who gave an update on the gazebo text amendment. She stated that she had not heard anything from the commissioners from the last public meeting. She said it was tabled, 4-2 by the commissioners. She is awaiting on how to re-word the text amendment. Currently the county considers it an accessory building. She thanked everyone attending for support, especially Phil Wood's Son, whom presented facts very well.

**\*ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Craig Small gave the ECC report. He stated that inspections were completed, 98% were in good shape, reminded everyone to submit ECC applications as well as any county permits required. Looking forward, he asked for more volunteers to join to aid in inspections for next year. He thanked homeowners.

**\*Clubhouse Committee Members: Betty Michalak (Chairperson) Lynn Redding.** A report was given by Betty Michalak. She stated that crab feast went very well, and explained that the last ice cream social was incredibly successful. She mentioned the bikers breakfast also went very well. She reminded that coffee and donuts would be held the next morning on Sunday. The last event on October 26<sup>th</sup> would be Pot luck dinner, asking everyone attending to please bring a covered dish to share with all, tickets available at the office. Betty also mentioned that she was officially resigning as Chairperson of the clubhouse, passing that position over to Lynn Redding. Betty and Walter have agreed to continue to host the ice cream socials next year as they enjoy it. She thanked everyone that volunteered during this year. Lynn was not able to attend this meeting but will be introduced at the

next meeting. Tammy acknowledged how much work was involved and thanked Betty for her hard work. The entire BOD agreed.

### **New Business / Announcements:**

\* John McKinney gave a report on the County hearing. He referred to the Zoom meeting that is posted on our website regarding the canopy situation. He mentioned Commissioner Bunting. He stated that due to some of Bunting's comments, the BOD along with the ECC would be working on some changes during the next year. He encouraged all homeowners to watch and listen to the County meeting, especially comments by Bunting. John mentioned Bunting stated that why would homeowners in the park want something from the county, when the homeowners can not follow our own rules in the park. John mentioned that Bunting stated that there were so many violations in the park, and that Bunting knows we have common ground issues and is aware of many buildings and structures off of personal properties and on common grounds. John also stated that Bunting mentioned past problems with full time residents. John stated that the less problems we have in our own park, the less we will have with the county. He claimed that if homeowners submit county permits for windows, roofs, etc which may take a year, it may happen within a month. His opinion is the county may not wish to deal with us because we do not wish to deal with ourselves. John alluded to what can we do to improve the community in the future to come into compliance.

\* Tammy gave an update on steps to compliance. She stated that in past talks regarding property on common ground, that we also have drainage issues. She mentioned that Bunting and others have claimed it is also a fire hazard, if they can not get behind homes through common grounds, due to sheds blocking, may cause issues. She explained what the BOD wishes to do, and refers to our governing documents on the website going back to September 2004, it states the BOD must get everyone in compliance, especially when you sell property, you must have all personal property off of common grounds. Tammy feels that homeowners get around this by simply adding family members onto deed, further eliminating compliance. She stated that we will treat everyone equally, fairly, and with respect and ask you to move your personal property onto your lot. We will allow certain amount of time to accomplish this, and suggested that help to do so will be available. Although no White Horse Park employee, nor anyone acting as a BOD member or committee member can do this, anyone acting as a homeowner or neighbor might certainly assist. Time will be allowed, but at some point anyone not in compliance with sheds, etc will get a letter along with what a potential fine will be. A fine will be issued each 30 days until homeowner is in compliance. She asked for everyone's cooperation in this matter.

### **Old Business / Unfinished Business:**

\*Terry reminded everyone that off season is due to start as of September 30 and lasting until April 1 of the succeeding year. This is on the website, and is County Code ZS-1-318 Section D. Homes shall not be occupied for more than thirty consecutive days, or a total of sixty days. He stated that monitoring will begin October 1, as it has been in the past, accomplished by gate counts forwarded to the county. Please keep track on days spent during the off season on your own. Terry explained that the BOD is not made aware from the county on enforcement. The amendment was adopted by the BOD on December 3, 2021 to come into compliance with the then current county code. The office may assist you with day count questions.

### **\*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 # 184 Billy Block had questions regarding shed replacement size, Craig on ECC answered his question, 8 ft wide, 10 ft long, and 8 ft high. County permit required.

\*Lot # 408 Nelda Eldreth thanked Tracey Barnhart along with Phil Wood and his Son for their assistance with text amendment. She had questions about Media Com. Confusion on information provided from Media Com. Tammy replied that Valerie was working on Media Com issue, but at this point the BOD does not have specifics.

\*Lot # 398 Betty Michalak also responded with her frustration.

\*Lot # 88 Tracey Barnhart stated that Media Com did her installation and also has Tevo. Tammy responded that most homeowners are not currently happy and we will be looking into other options, the contract will be up next year around this time. Hoping by spring we will have other suggestions.

\*Lot # 313 Charlie Hollis expressed concern of tree in common ground park area that may have impact on his home. Tammy agreed to look at it after the meeting.

\*Lot # 272 Terri Koller asked about set back questions. Tammy stated that setbacks do not apply to what the BOD is currently attempting to accomplish.

\*Lot # 386 Gino Neighoff asked questions about if the gate counts were mandatory, and if we should just stop, and if so would all issues just go away. Tammy stated that after case was settled, attorney stated that the park had to do nothing. However the BOD is continuing to try cooperate with the county, in her opinion, Bunting is displeased and feels the worse thing to do would be to stop cooperating. She felt it would never hold up in court as it only counts entering park.

\*Lot # 80 Bonnie Harnly asked how homeowners will know their property is on their property without surveys. Is the office going to have it surveyed and pay for that. Tammy responded you can look down the row to see where your neighbors property is, you can make your own assessment. If possibly over couple inches we may wait until you sell. But due to a survey that the park had done recently around the perimeter, it gives some guidance. In some cases if there is a dispute, the park will get a survey, and if you are right, the park will pay, if you are not, the survey will be your financial responsibility. Craig added that an aerial view may give you some kind of answer. He addressed the Timberline outline area as a problem. He also addressed the issue of no fire alarms in the Clubhouse.

\* John McKinney also stated that in the ECC rules it is stated that sheds should be placed within property lines and not on WHP common grounds. He stated that this has always remained a rule within the park. He encouraged everyone to read all the rules, and we will all help you to fix these problems.

\* Phil Wood also went on to state in regards to the gazebo issue, that if Tracey Barnhart had not taken the initiative to take on this text amendment at her own cost, we would have lost the battle already.

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

\* Lot 436 Rachel Stubbe asked question where and how to access the website. Tammy stated it was our WHP website. All information is provided there for new and old homeowners.

\*Lot # 149 Karen Turo asked if common ground issues include all property, not only sheds. Tammy replied yes, all personal property must be moved.

\*Lot # 83 Bev Quimby asked question about Media Com, and also when contract was up can homeowners get a dish for TV. Tammy responded that we are looking into all options.

\*Lot # 51 Patty Blakeney asked if we can install Media Com boxes ourselves. Tammy responded yes maybe you can, but maybe technician would be preferable. When we know more and email blast will go out.

\*Lot # 280 Kevin and Joy Dunn wished to know when the office Media Com contract will expire, and where does the BOD stand on moving forward. Tammy stated that it is a 5 year contract, and we must give a 90 day notice to end. In spring we will see what our options are, and assured that this current BOD will never sign a 5 year contract, never more than 1 year. We may decide not to continue bulk contract with other options.

\*Lot # 56 Gary Landon asked if we can get our own internet boxes. Tammy responded yes, she herself has her own router for work. Terri Koller also added that she obtained her own at Walmart. Media Com will never suggest this. Gary also asked if he can eliminate Media Com to his home and Tammy responded that due to the fact we are all under contract, you can not eliminate.

\*Lot # 370 Gene and Lynnette Copeland asked will someone come around and notify anyone not in compliance. Tammy stated at some point, if you do not move personal property from common ground you will get a letter, given a certain amount of time, and if not a fine. The fine will increase every 30 days until compliance is achieved. Everyone will be treated the same.

\* Vice President Valerie Clark commented via Zoom the following: Quote [Media Com Bulk Contracts is the only department owners should be contacting. If you have a box, you do not need to get the new box for one TV. If you need a box for additional TV's and don't have Media Com internet they have a work around. As soon as I can get with Janice we can send out an email. Most customer service techs do not have knowledge of our bulk contracting]. End Quote

\*Terry Lenhart provided more information to Rachel Stubbe regarding the use of the WHP website. He explained that the web address is WHPCA.ORG you will find Important news, then find Updates on Gazebo's in WHP, scroll down to 9/10/24 update to view a video recording. He stated that every new owner should go on website as the BOD is fully transparent, everything you need to know is available there. If homeowners have questions or comments, we respond to every homeowner that reaches out.

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

\* **Motion to Adjourn:** Following Tammy's call, Tammy Franklin made motion to adjourn, seconded by John McKinney. Meeting was adjourned at 11:14 AM

Submitted by Secretary Terry Lenhart 10/2/2024

*Terry L. Lenhart*