

Minutes from BOD meeting held August 20, 2011

The BOD meeting was called to order by President Jerry Mathison at 10 a.m. on August 20th, 2011, with all board members present. President Jerry led us in the Pledge of Allegiance. He asked those attending the meeting to reserve their remarks until the open forum at the end of the business part of the meeting. He introduced the board members and the park manager.

Sue Naplachowski, the park manager gave the following report which will be attached to these minutes.

The minutes of the work session held July 23, 2011 were accepted as submitted.

Treasurer Barbara Price gave the Treasurer's Report which was approved by the Board.

Committee reports followed,

Playground Committee had nothing new to report and asked again for the community's support of the chair raffle.

Clubhouse Activities Committee reported that all their affairs for this season have been successful and enjoyed by a larger number of members than in the past.

Marina Committee report was given by Ed Webb. He said the Marina contract for this coming phase had been received and that the final figure was less than we had anticipated. He said a revision to the dock size had been made after consideration of safety factors. The deck will be 16' wide instead of the proposed 10' deck we were considering to save on cost. He reminded us that all boats on the first dock must be removed from their slips by October 1st. If you want to use a slip after that date you can contact Ed and he may be able to assign you a slip on the other dock. The boat ramp repair is on hold for now in order to keep costs down for this phase. He also mentioned the Stacey has some options for us to consider on that matter. He said that the keyboard that controls the security cameras may have to be moved from the guard house since there were problems created with their operation.

The kayak/canoe rack was put on hold until we can survey the actual interest in its use from the members. The request for this information will go out in the next newsletter.

The board voted to allow trailers to be stored in the boatyard with a fee. There will be 6 spaces available initially. They will require a \$35.00 boat sticker and a quarterly fee of \$75.00 (\$25.00 per month). The board also voted to allow the storage of Campers/ Motor homes in the boatyard but not at the Marina overflow as originally proposed. The details of where and how much will be determined after some investigation of conditions and location in the boatyard.

Allied Waste our current vendor for trash removal has agreed to keep our rates for the coming year the same as last contract period. The large dumpster costs us \$9719.29 a year and no decision was reached about whether to keep it or for how many months to keep it.

We are looking into a new agreement with the laundry machine company. We will get all new machines and we will be using a card system to pay for use rather than coin op. We also discovered a bookkeeping error in our favor for \$1800.00.

The board is in agreement to pay off the truck loan and did not take a vote at this time because we did not have the payoff amount available to us at this time. We will get that information and proceed to pay off this 8.5% loan.

There was discussion about the use of golf carts for the guards in the park to save on expenses. According to the financial expenses given to board members for the previous month the cost of gas to run the trucks was over \$750.00. It was determined that we could not allow the guards to use golf carts at this time since we would have to further examine the Declarations and By-Laws.

On the question of Wi-Fi for the park Jake did some research for us and it was found that it was too costly at this point.

The budget suggestions were delayed until the board could meet again.

OPEN FORUM

Marge Webb spoke at the open forum and stated that she wanted to be sure that the monies that were raised from the fish fry would go directly into the Marina Fund since that was the purpose of those fundraisers. The amounts to be deposited were \$298.11 and \$368.11.

Joanne Page spoke about the campers/motor homes being parked in the Marina overflow lot and said that in the past they had made it hard if not impossible for people to park their boat trailers and vehicles in that area.

Georgine DeBord advised the board to consider the problems that might go along with the use of golf carts. She said that she would take care of cleaning up Lot #190 due to the death of the owner.

It was moved and seconded that the meeting be adjourned and that the board members remain for an executive meeting following a short break.

Respectfully submitted,
Patricia Heath, Recording Secretary

President:	Jerry Mathison
Vice President:	Ed Webb
Treasurer:	Barbara Price
Recording Secretary:	Pat Heath
Member:	Phil Rensch

09/14/2011

Winterization of Units;

Don Fortner Lot 92 will no longer be doing winterization of units.

Robert Parkhurst Lot 13 may not do it either;

I contacted Assateague Point to see who they use. They use RWT Plumbing. I am waiting for a call back to find the pricing.

Pool Contract:

American Pool who we have had for at least 10 years; contract is up; I have received 3 bids for the Pool;

1. Best Aquatics
2. American Pool Management
3. Ocean Pines

The BOD will review and let us know the outcome.

Winterization

Pool cover is about shoot. They usually last 10 yrs. It's been about 10 years. I sewed our existing cover the best I could. There maybe a few holes I missed. The cover is worn and dry rotting. I am hoping it last one more winter. It appears we will need a new one for next year. Pat Heath and I have been getting prices: Since the Pool cover is a Loop-Loc cover the pricing is about the same: \$6,500.00. My plan for next year is to mail the cover away to a Loop-loc dealer have them make a cover the same measurements so when it comes to us it will fit in the same tie down grommets that are already in the cement at the pool. By doing it this way we will save on installation, because we will not have to put new grommets in the cement and plaster the old areas. Also the cover companies say it is cheaper to order a cover in the beginning of summer because sometimes you can get them at a better price than at the end of summer when everyone wants on.

Pool Cracks

An 18 inch pool crack on each side of the pool occurred in 2005 after American Pool put a Finish on the inside of the pool. The cracks were fixed at no cost to WHP. Now those same cracks are splitting further into the pool. American Pool is sending someone out next week to look at the cracks.

Researched interest rates for our park money. Right now we average .30%. ING Bank is good for .85% business. BOD will review and let us know the outcome.

Club House:

Freezer went up. We are out of warranty. Glenn Technical Services who did a good job on our Hot Water Heaters was called in. The problem is with the fan motor. \$150.00 to fix.

Phragmitis:

An invasive plant not native to our area on the Delmarva Peninsula is impeding on us. The last 3 yrs we have had the county come out and spray. We cannot get it under control. A home owner contacted me because they have spent good money for a water front view and it is getting invaded by phragmitis. The owner contacted Weed Pro who in turn contacted me. I set up a meeting with Jim Samis VP of the company. Over 35 yrs experience. He assures me we can get the phragmitis under control within 3 yrs. The cost is high up front for the first year, but goes down in cost the following years because of getting it

under control. One big concern is the phragmitis are blocking the main water drainage out let for the park. If we do not take action; we will have larger problems and will cost more each year we put it off. When you look at a phragmitis plant you are only seeing 25% of the plant. The rest is under ground. Each plant feeds off the other. The only time to spray to control the plant is when it is in bloom – Aug thru the 1st deep frost. Mr. Samis is putting an estimate together for me. I will be able to get it to the Board as soon as I receive it.

Water Hydrants

Replaced at lot 055/090

Electric

Replaced Pedestals at Lot 55 and 90

Replace ice machine breaker

Rewired exterior pool lights to operate off a timer

Hurricane:

Propane Companies called and requested we turn off the propane to the units. This was done. Posted it on the web site and posted on the incoming gate board out front, but people are upset because I did not call them individually. I don't know how to go about this unless I call 465 owners. I will have to put out in the next newsletter that anytime there is a large storm throughout our area that everyone needs to go to the Web site for details.

After the hurricane on Sunday morning I was getting a call a minute for at least 1 hr straight asking about the park. Please go to the Web site and don't call the office. I need to place calls to those owners who had damage and couldn't get out because of all the people calling in. I know everyone is worried about their units, just like I am about mine. Be patient and I will call if any damage or problem to your unit. Please read the Web site, I will do my best to get the info to Jake. He in turn updates the web site. So be patient with Jake he may not be home when I send him an email. Patience is a virtue. I would like to say thank you to all the homeowners for their cooperation. The State Police were glad we vacated when we did. They did not have to focus their emergency vehicles our way. I spoke with the State Police and they had a vehicle come through the park periodically to make sure no vandalism was going on. The next morning right after the storm they came through again checking for vandalism and to get a report from me on the condition of the park. There was an order from Worcester County the day of the hurricane to vacate all trailers/ modular and manufactured homes. We were already vacated and everyone had a plan and it worked. I want to thank everyone.

Raffle

Quilt made by Tootie is going to be raffled off Sept 2012

Need prices for raffle tickets. Raise money for the marina.