

**WHITE HORSE PARK COMMUNITY ASSOCIATION
MONTHLY BOARD MEETING
Aug 17 2013 – WHP CLUBHOUSE**

Meeting called to order 10:00 a.m.

ATTENDEES:

Board Members present: Pat Heath (President); Bob Price (Vice President); Ted Gajewski (Treasurer), Maria Warburton (Secretary); Ed Webb (Member)

Park Manager: Susan Naplachowski

Owners: 22 present in addition to board.

Board members introduced by President Pat Heath; Pat announced a change in the meeting's agenda; Voting by the BOD will be moved to after the Open Forum. This way the BOD can take into consideration the voice of WHP.

PARK MANAGER UPDATE

- Newsletter – first issue of monthly newsletter published today. Plan is to include highlights from previous meeting, finance notes, clubhouse activities, classified, and obituaries. Information to be included is needed by first of the month. Will be published the Friday of the first full week of the month.
- Black Duck Circle – sewage – condensers replaced in electric box. Residents need to be careful of what goes down toilets and sinks – can damage pumps. Might create a newsletter item.
- Security system installed in office – Sue would like to see the system also installed at the clubhouse and maintenance. Would increase monthly service fee.
- Been busy with work from new board – but happy with it.
- Jake to be putting cameras into dumpster area – wiring already done.

Additional one has been installed at marina – all five are visible on monitors in guard shack

- Met with potential new marina engineer for boat ramp
- New Guard Company working well. Let three gas cutters go/ hired one. Pam moved onto another company that offered her a fulltime position with benefits. Good Luck to Pam. Janice Carr – new office staff 20/hours three week probation

MINUTES OF LAST MEETING

Two changes per Ed

1. Cameras at the marina – concern wasn't that they were in the sun – but that the shed got too hot where mechanics are located. Exhaust fan has been repaired and helping.
2. Didn't say that Phase IV should wait until after boat ramp is resolved but that the two should be done concurrently.

TREASURERS REPORT

Income: \$78,319.11/ Expenses: \$128,221.41 appears higher since quarterly electric bill and \$48,800.00 sewage bill went out this month. Delinquent amount decreased – another lot sold Report approved 5 – 0

COMMITTEE REPORTS

Marina

Ed and Sue met with Chris McCabe on Wednesday. Initially wanted to try and stay with Stacey Hart but became clear that she was no longer interested in working with us. Ed read email Ms. Hart sent the office. McCabe bring out survey crew to determine what needs to be done to repair ramp. Also determine if ramp was built to specs and/or if plans were drawn properly. Mr. McCabe will be submitting proposals. One damaged boat this month at marina. Ed thinks additional camera will help. He would also like to see a gate installed at marina to be closed overnight. Guard could open it if boat came in late.

ECC

Report read by Ted. A record number of entries for the Home Beautiful Contest – winners are listed on website. A special recognition went to Lot 188 whose work was done by renter not owner.

Clubhouse

Linda Zaworski was not present - Pat H. gave update. Pleasantly surprised with high turnout for ice cream social – had been concerned that with so many things happening on the same day, it might not have been well attended.

Crab feast – Labor Day weekend: \$28 per person: #1 crabs. The event will be partially catered by Hooper's. They will supply crabs, and corn. Will likely not make a profit – may lose a little money; but thinks events important to the community.

Thanks to Georgine for TV – cost \$200. Ed noted people were watching Little League game during fish fry.

Pat – this is not a 55+ community. Need to consider all ages for activities. Pat would like to see more activities at the clubhouse for children and youth.

Pool

Pat: Linda doing a great job – could use help – please volunteer if able.

Natural Gas

No report probably no info for a few months

Wi-Fi

The company which gave bid a few years ago is no longer interested and recommends Eastern Shore Communications. Initial cost would be \$13,000 to install infrastructure but not internet service or \$8,000 for “cheap way”.

Mediacom would provide actual internet service for \$299/month for the entire park. Additional \$90/month to the tower company for maintenance of infrastructure.. Pat – would like to see survey rather than board making decision – noted that there are other ways to get internet such as thru phone. Might be able to negotiate with Mediacom to get group rate for the park

OLD BUSINESS

- **Security System** installed ADT system in office – monthly fee- 39.95/month. Clubhouse would be an additional \$49.95/month
- **Security Guards** using park vehicles until September, then they will bring their vehicle in for use.
- **Mail Box Status** - additional set of mailboxes to be installed – 16 more boxes. Postal service will put new keys. \$60 to purchase box.
- **Pine Cone drainage inspected** ditch – is filled in. Need to look into further about how to repair, including structures in drainage way.
- **Boat Yard Fence** – still under consideration
- **Jet Ski Trailer** – letter been sent and offer made of \$100. Different stories received by witnesses than the testimony given by trailer owner.
- **Walkway Fencing** – looking into fencing products that don't require maintenance, such as vinyl. Also perhaps not replacing the entire fence and instead just at the ingress/egress points. Also looking into replacing fence at pool parking area.
- **TV for Club House** – as noted previously – used one purchased for \$200.
- **Pat Young Memorial** – she donated a painting of the white horse. Would like to have it matted and framed. Hang it a plaque in the clubhouse.

NEW BUSINESS

POOL

- Minimum age to enter the pool without an adult – Most of neighboring pools have a lower age, including Ocean Pines, Whaleyville, and Frontier town which all have an age of 13.

Marina

- Railing at Marina – for narrow walkway to gazebo. Some persons have expressed concern about lack of railing. Should be done by Mid-Atlantic so looks the same
- Marina gate - installation of gate is being considered as mentioned in marina report. Would need to decide hours gate is closed.

Maintenance Building

The Maintenance Bldg. is in need of a lot of work – didn't realize how much until recently the building was run down: Walls rotted – can't just install vinyl siding overtop existing wall. The BOD is getting bids for repair. The repair is most likely to cost between \$10,000 - \$18,000 dollars.

Besides renovating the maintenance Bldg the BOD wants to enclose the Kubota from the weather.

Pat invited all to go down and look at it. Inside of building also a mess – doesn't know how any work gets done or things are found. In addition to repairs – inside to be cleaned out and organized. Hard to order

fix-ups by homeowners while park buildings a mess. Will be costly but a good investment and we will use maintenance free material. The project will be paid for out of the reserve or operating funds. Maria says not in this year's budget. Pat doesn't think should be put off. Ed- insurance company had issue with condition of building, perhaps insurance will go down once completed.

Skate Boarding – wants to consider some skateboarding in the park – not during quiet hours. Please express opinions during open forum.

Speed Bumps - planning to cut out centers of speed bumps – three feet wide and repaint lines. There have been a couple of recent bike accidents and also tough on motorcycles.

OPEN FORUM

Alan Roberts (Lot 166)

Thanks Pat for her enthusiasm. Park is a family place. Need things for kids to do, including internet. Current coverage is spotty. Alan doesn't like Mediacom but it is the only game in town. Engineering teacher – knows teenagers need things to do. Likes the idea of skateboarding

Maria Castellano (309)

Maria would like solar panels considered for the clubhouse roof. Much of installation cost would likely be covered by rebates. Happy with new guards

Karen Boon (Lot 200)

Jeff - the renter at 188 – also has volunteered at clubhouse events. Judy also helps out and doesn't live here. Need help with crab feast including needing cardboard flat like the ones for cases of soda or beer cans for carrying crabs in.

Is McCabe going to review Stacey's and Mid-Atlantic's work? Is he prepared to evaluate what went wrong?

Ed – Chris thinks it might be tough to go against Stacey. No concrete specs for a boat ramp.

Pat – Stacey removed herself as soon as questions were asked: Wants nothing to do with us.

SYLVIA DEVILBISS (Lot 355)

Has anyone spoken to attorney? We do have an attorney on retainer – think we should at least discuss possibility – pros and cons. Are we going to pay Mid-Atlantic twice for the ramp?

WI-Fi personally has a broadband card. Doesn't need it but sounds like reasonable cost.

Skateboarding – would like to see specific areas

Maintenance building – why can't our people fix it? Pat – way beyond their capability. Sylvia – I've seen work they've done – thinks they could do it. Pat – our workers have prep work at piers this fall.

The Newsletter –noted that \$100,000 was moved out of operations into our reserve account. Sylvia asked: If we have \$300,000 in reserves why not using that instead to pay loans/marina work?

Pat – increase in fees had nothing to do with marina work. Loan interest on loan 1.75% b/c put up our own money. Also Pat – No dues increase since 2007. Water – flat fee per household charged by Ocean Pines.

The past board decided to let all owners pay own water bill. For 20+ years – marina income went into operating fund – now reasonable to use operating funds to pay for marina work.
Ed - \$9,000/month going to reserve.

Sylvia – in beginning marina was entirely separate – funds didn't go into operating fund. Had separate account. Pat – thinking board is doing great job with money. The park is in better financial shape now than ten years ago. Things have to be fixed regardless of whether in the budget.
Ed – lots of senior citizens. Can't pay \$600 in a six month time frame if went to special assessment.

Georgine DeBourd (Lot 191)

Hopes board isn't afraid to take legal action if necessary regarding the boat ramp work. Legal fees can be rolled into settlement.

Georgine had heard rumor of thefts in the clubhouse. Is the Board aware of this? Pat – yes. Some food and drink in the past. Additional measures taken. Looking at installing own camera system via Jake.

Criminal background checks on new employees? Thinks they should be done.

Full-time park management. We need it. This led to discussion with Sue's and others input. Discovered Sue went back to full time in early spring after being approved last fall to go part time by the past board. Few people in the park were unaware that she was back to full time – many satisfied to know this. New contract should perhaps be written.

Alan Roberts (Lot 166)

Have we paid Stacey and Mid-Atlantic in full yet? Ed – still have \$10,00 to pay to Mid-Atlantic.

Will Goheen (Lot 119)

Marina built by lot owners. Initially money went into marina fund. At some point, this separate fund was eliminated and all money went into one fund.

Handrail to gazebo – required per federal regulations.

Skateboards – concerned about depth of divets in the roads and being a safety issue.

Bob Raymond (Lot -371)

\$8,000 five years ago – was full coverage so direct comparison. If don't do now will go up more.

BOARD VOTES ON STANDING MOTIONS

Lowering age to enter pool without an adult to 13. Passed

Skateboarding within park per regulations to be developed. Passed

Repair maintenance building per one of estimates received and with reserve funds. Passed

ADJOURNMENT