

## WHITE HORSE PARK COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

**April 20, 2013 10:00am Clubhouse**

(Sign in sheet attached actual people in attendance was 15)

Meeting called to order at 10:00am by President Jerry Mathison.

Pledge of allegiance was lead by President Jerry Mathison.

The President reviewed meeting procedures and introduced Board Members, Edd Webb, Vice President; Ted Gajewski, Treasurer; Pat Heath, Member and the Susan Naplachowski, Park Manager. He also reminded all attendees that there are three (3) Board of Director openings as of the June's Annual Meeting 2013. Dave Beauregard was excused from meeting. He could not attend. Jerry also reminded everyone that wanted to speak at meeting that they had to come forward and use microphone, no shouting out from their seats and give their names and lot number and had a 5 minute limit.

Minutes for March 2013 were approved.

### TREASURER'S REPORT:

By Ted Gajewski Treasurer

Reported income was \$64,766.00. Expenses were \$49,296.91 and Delinquent accounts totaled \$26,199.95

Edd asked Susan Naplachowski how many people were delinquent over \$5,000 and she said (2).

Edd Webb asked when people were sent to collections and Sue responded that when they reach between \$800 and \$1,000. Edd suggested that there is another Lawyer in Ocean City that would take collections of people over \$500 and said we should think about changing collection attorneys and that would be something to discuss in the near future.

### PARK MANAGER NOTES:

**Roads** – Patched one (1) large pot hole on Ocean Oval which is located in Black Duck Circle

She also stated that there was some black top material left over that was used to make an extra ramp in front of the mailboxes. It is working fine for handicapped owners.

French Drain System was put in behind homes on Woodhaven and White Pine Lane. We will observe the area to see if the system will drain better.

**Playground** – Large roll-off dumpster brought in

Raked area, painted horse hot pits and scrubbed down playground set

Pat Heath thinks we should have a Parliamentarian to the BOD and someone that knows Roberts Rules of Order, WHP Rules and Regulations and Declarations. We need someone to oversee to avoid any future problems.

Edd said that John Nethken may be interested and would be a good candidate.

Jerry Mathison stated if anyone at the meeting is interested in the position to apply.

Edd Webb has received emails from a couple (husband and wife) that is interested in renting the clubhouse during pool hours and serving food. BOD will consider that.

Jerry Mathison went over some Amendments for the By-Laws. These amendments will be voted on at the Annual Meeting in June, but there must be a quorum for the amendments to be passed. Last year there was not enough in attendance to pass any changes. Edd added that if you want changes to the By-Laws, come to the June meeting.  
**\*\* SEE ATTACHMENT \*\***

Sue Gajewski showed her Flip Flop wreath and said there will be a raffle and the wreath will be given out at the Independence Day Party. **\*\* SEE ATTACHMENT \*\***

#### **OPEN FORUM:**

**Jerry Mathison reminded everyone to be orderly with no exceptions.**

Joe Constantino #51 said that he suggest that we serve sodas at the picnics in Keg Form. He said people are filling their coolers with WHP sodas and taking them home. He also wants the prize money from the ECC to go to a Beautification Day picnic and give out certificates instead.

Barbara Price #212 stated she was instrumental in passing by laws amendments before. She wants new amendments voted on. Barbara said she voted no for a motion to a suggest line of credit for repairs and replacements of WHP Marina. She wanted members input and approval first. Please see the attached document explaining in detail, from the BOD Minutes of August 21, 2010 (posted on web 8/25/10) **\*\* SEE ATTACHMENT \*\***

Also, the handout today regarding POLICY I-2003, she said was outdated and could not hold up in the State of MD By Laws.

Bob Price #208 read newsletter in regards to "loitering" and is mad with the comment. He was accusing an employee of WHP of lying and cussing at another owner. He did not state who that employee was. He said that another owner was fined by the ECC with no proof of wrong doing. Again, he did not state any specific names.

George Bowen #227 Was angry that he got a statement of account from WHP saying he owed \$5.75 for an outstanding balance. The balance was 8 months old. He said he called the office and was told that it would be paid out of an employee's pocket. Charging people for postage should be eliminated.

Pat Heath (BOD) thinks that the office does a routine job but papers should not be sent out without prior approval and maybe some BOD approval. The newsletter is the Park Manager's and does not need Board Approval.

Bob Price #208 Called office to see if he could put something in the newsletter. He was told it had to go through the BOD and he never got anything in. BOD does not approve newsletter, it goes through Park Manager.

Willy Goheen #119 says he has been on both sides of the table. He wants to know who is in charge. The BOD should approve everything.

Deborah Clements #207 wanted to know what Mediacom is doing here in the park. In Ocean Pines she was told that they are doing away with analog and going all digital. What does that mean to the park? We have not heard anything from Mediacom yet. She also had questions regarding how the electric bills are done and common ground charges. Sue explained how we figure out our bills and said if anyone did not understand they were invited to the office and she would show how we break it down.

Karen Boon #200 touched on the subject of Social Media and that people in the park should review what they say BEFORE hitting enter on their computer and putting things out there for everyone to see. She is tired of character assassinations. She said we should support Sue. Sue is well equipped to deal with the park. She always has her clipboard in the park during storms and checking on everyone and the properties, organizing dinners to keep us together as a family and going to Ocean Pines Forums in her own time to make our park better.

Peggy Price #208 commented that she would like Sue full time, not part time. Comments about John re: Maria and comments regarding con-men asking people for money in the park, but it was never reported to office or Park Manager.

- Sue Naplachowski stated that she took care of guard house problems, took a copy of Rules and Regulations to Andrew and stated again, that if there is a problem, you need to report it or nothing can be done. We cannot work off rumors and if it a domestic problem and not work related, call the police.
- Edd Webb said "Think before you vote". Edd Webb also stood up for the management here in the park and we should support Sue.

Meeting Adjournment was at 11:34am.

Respectfully yours,

Judith Carter  
Office Admin

**\*\* ATTACHMENT \*\***

Page 3 and Page 4

Posted on Web August 25, 2010

From August 21, 2010 BOD Meeting

RE: 2<sup>nd</sup> Paragraph: Unfinished Business: Marina Restoration Update

Sue has been in touch with several banks in the area. First Federal seemed to be the best and suggested a line of credit. We need to give them a written plan as to how we are going to pay them back. Loretta made a motion for the repair and replacement of the WHP Marina. Will second the motion. After discussion the vote found 4 in favor and 1 against. Barbara cast the vote against stating that she would like to have members input before making this decision. Motion carried. Phil made a motion that we take \$5.00 of the \$10.00 now going into the reserve fund, which is \$2,325.00 per month, to be used as payment on the loan. Will second the motion. Vote found 4 in favor and 1 against. Motion carried.

20 Apr 2013

POSTED W/BOD min  
APRIL 20, 2013

BOD mtg

ON 5/22/2013 (Wed)

	Lot	Name	Speak
1	445	GERRY MURPHY	_____
2	30	Shirley SKILLMAN	
3	51	BOONIE <sup>(JOE)</sup> + Joe (onsite)	<del>Speak</del>
4	216	Marge Webb	?
5	219	JOHN JORDAN	
6	417	Mike and Peg Herbert	yes
7	119	Walter Blue	
8	309	Maria Castellano	
9	129	Don + Nancy Tovar	
10	212	Richard Price	maybe
11	208	Robt C Price	maybe
12	225	↑ Lynn P	No
13	227	George + Linda Bous	<del>No</del> Maybe
14	200	Karen Boon	"
15	131	Ted + Sue Gajewski	

WHPCA. ORG  
5/22/2013

To: Members of White Horse Park Community Association and Board of Directors

Date: March 20, 2013

RE: By-laws of White Horse Park Community Association, Inc., dated August 25, 2001.

We the undersigned owners and members of White Horse Park Community Association request the following two By-Law Amendment changes be voted on by the membership (in person ballot or by absentee ballot) at the upcoming annual meeting of the members scheduled for June 29, 2013. This request is being made in accordance with the By-Laws of the Association dated and adopted on August 25, 2001, Article XIII – Amendments, Section 1 and Section 2.

The reason for **By-Law Amendment #1 Article II, III, IV Section 4,(a)** change is to expand on the word “ballot” to mean “secret ballot”. Per Roberts Rules a ballot is and as quoted from RR: **“Where a ballot vote is demanded by one’s bylaws, then the ballot is by implication a SECRET ballot. The ballot should, in no way, reveal the identity of the voter. RONR describes a two-envelope method for mail-in votes. Further, the board should have no role in the election of its members. And members have a RIGHT to vote by ballot, no one, especially not the board, has to “permit” it.”**

The reason for **By-Law Amendment #2 Article IV, Section 1 (b)** change is members want to have a vote on proposed capital improvements/expenditures made by the BOD. A referendum vote **shall be required** if the capital improvement/expenditure will exceed \$10,000.

***PROPOSED BY-LAW AMENDMENT CHANGES:***

**By-Law Amendment #1**

**Article II – Definitions, Section 1** (pages 1 and 2)

**Proposed Change: Add to the definitions as follows:**

“**Ballot**” means all ballots shall be secret ballots unless otherwise specified in these By-Laws such as an “in person” vote required at a special assessment meeting as required in the Declarations. All mail in absentee ballots shall use the two-envelope method. For an in person vote at the annual meeting, members shall identify themselves with name, signature and lot number on the ballot to avoid a possible duplicate vote.”

“**Referendum** is a general vote by the membership on a single question or proposal that has been referred to them for a direct decision, approval or rejection.”

**Article III – Association Membership, Section 1** (page 4)

**Currently states:**

“Each lot owner shall be entitled to one vote for each lot owned, with respect to all matters required hereby to be voted upon by members of the Association. In the event of joint ownership of a lot, only one (1) vote may be cast. The person authorized to cast the joint owners vote shall be designated to the Association in writing. The Board’s decision shall be final, and shall determine any disputes as to the proper person holding the right to vote with respect to any lot.”

WHPA.026  
5/22/2013

**Proposed changes:**

“Each lot owner shall be entitled to one ~~vote~~ **BALLOT** for each lot owned, with respect to all matters required hereby to be voted upon by members of the Association. In the event of joint ownership of a lot, only one (1) ~~vote~~ **BALLOT** may be cast. The person authorized to cast the joint owner’s ~~vote~~ **BALLOT** shall be designated to the Association in writing. The Board’s decision shall be final, and shall determine any disputes as to the proper person holding the right to vote with respect to any lot.”

**ARTICLE VI, Board of Directors, Section 4, (a)**

**Currently states:**

Election of directors shall be by majority vote, in person or by absentee ballot, at the annual meeting of the members, with each member entitled to vote as set forth in Article III, Section 1 hereof. Each member may cast the number of votes to which such member is entitled for each position to be filled on the Board. Cumulative voting shall not be permitted.

**Proposed change:**

Election of directors shall be by majority vote, in person or by absentee ballot, at the annual meeting of the members, with each member entitled to vote as set forth in Article III, Section 1 hereof. Each member may cast the number of ~~votes~~ **ballots** to which such member is entitled for each position to be filled on the Board. Cumulative voting shall not be permitted.

**By-Law Amendment #2**

**ARTICLE VI, The Board of Directors, section 1, (b)**

**NOTE: This section of the by-laws was NOT followed by the BOD when they posted \$100,000.00 as security for the marina loan and pledged future revenues of the association as security. The BOD was required to have approval from ten (10) percent of the members that is now being increased to twenty (20) percent.**

**Currently states:**

“Perform other acts the authority for which has been granted herein by the Declaration or by law, including the borrowing of money for Association purposes. A resolution by the Board that the interests of the Association require the borrowing of money shall be sufficient evidence for any person that the borrowing is for a proper corporate purpose. The Board may, with approval of ten (10%) percent of the total property owners (47 lots), if it determines that the same shall be reasonably necessary, assign, pledge, mortgage or encumber any Association property as security for such borrowings, and they may pledge or assign future revenues of the Association as security therefore.”

**Proposed changes:**

“Perform other acts the authority for which has been granted herein by the Declaration or by law, including the borrowing of money for Association purposes. A resolution by the Board that the interests of the Association require the borrowing of money shall be sufficient evidence for any person that the borrowing is for a proper corporate purpose. With approval of ~~ten (10%)~~ **twenty (20%)** percent of the *total property owners (93 lots)*, the Board may, if it determines that the same shall be reasonably necessary, assign, pledge, mortgage or encumber any Association property as security for such borrowings, and pledge or assign future revenues of the Association as security therefore.”

WHPA.026  
5/22/2013

**ADD THE FOLLOWING:**

(1) The Board may undertake capital expenditures for the replacement, renovation, or repair of existing facilities and the acquisition of new facilities or land. If the estimated cost of any single capital expenditure exceeds \$10,000.00, the proposed capital expenditure shall require approval of the members by a referendum. The Board of Directors shall initiate a referendum ballot to approve proposed action and shall hold a public hearing on the proposal at a monthly board meeting. Notice of the hearing shall be provided to the members at least sixty (60) days prior to the hearing by US mail or in a publication distributed by the Association to the members. The notice shall contain a description of the proposed action. The Board may modify or withdraw the proposal after the hearing. Voting on the referendum may be by separate ballot, absentee ballot or included on the ballot for election of Directors. Information containing, at a minimum, the action to be voted on and an explanation of the effect of the proposal, if adopted, shall be included with the ballot. Referendum ballots shall be distributed to all members eligible to vote not later than thirty (30) days following the hearing. Any proposal presented in a referendum requires a majority affirmative vote of the total ballots cast in order to become effective. The quorum vote shall be forty (40%) percent of total lot owners (186 lots). At the Board of Directors discretion, they may initiate a referendum vote on any issue/question under \$10,000.00 that they wish to get members approval/advice before proceeding with the issue. A question, proposal, or action not adopted may not be resubmitted within one year of the previous submission. A referendum is not required for an emergency repair of existing facilities.

(2) A referendum may be called upon the written petition of a minimum of ten (10%) percent of the total property owners (47 lots) of the Association. Such petition shall set forth the purpose of the referendum. The petition must contain a specific question, proposal, or action suitable for an affirmative or negative response on a ballot. The Board of Directors shall initiate a referendum ballot to approve proposed action and shall hold a public hearing on the proposal at a monthly board meeting within 60 days after a valid petition is filed. Notice of the hearing shall be provided to the members not less than thirty (30) days nor more than sixty (60) days prior to the hearing by US mail or in a publication distributed by the Association to the members. The notice shall contain a description of the proposed action. Information containing, at a minimum, a copy of the proposal in the petition, a brief explanation of the proposal written by the petitioners, and a statement of position by the Board of Directors shall be included with the ballot. Referendum ballots shall be distributed to all members eligible to vote not later than thirty (30) days following the hearing. Voting on the referendum may be by separate ballot, absentee ballot or included on the ballot for election of Directors. Any proposal presented in a referendum requires a majority affirmative vote of the total ballots cast in order to become effective. The quorum vote shall be forty (40%) percent of total lot owners (186 lots). A question, proposal, or action not adopted may not be resubmitted within one year of the previous submission.





# RAFFLE

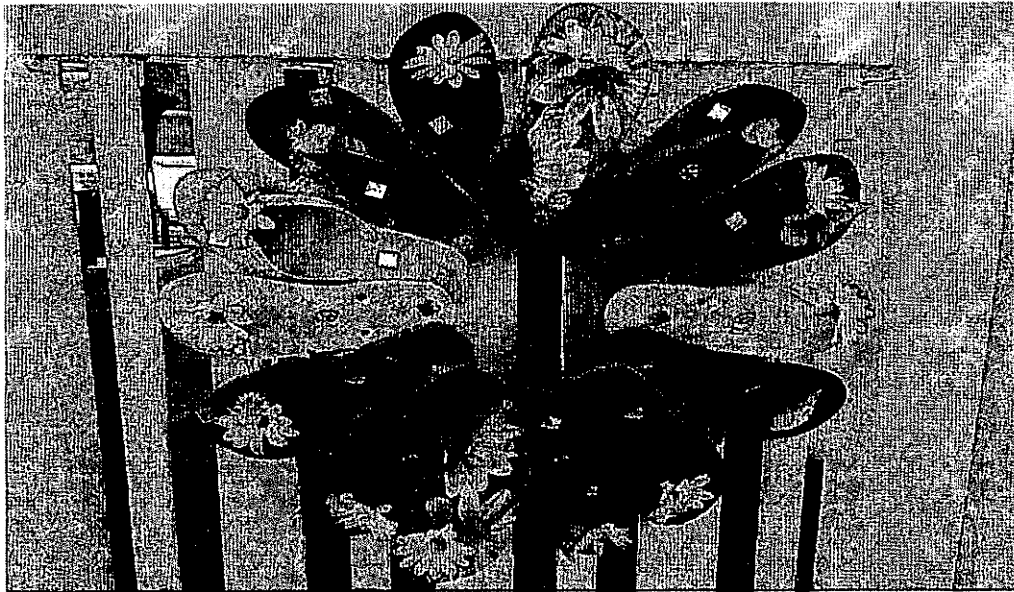
\$1.00 PER ONE (1) TICKET

\$3.00 FOR FIVE (5)

Tickets sold in main office

## FLIP FLOP WREATH

Flip Flops colors are subject to change  
Made with love and donated by Sue Gajewski



TO BE RAFFLED

AT OUR

INDEPENDENCE DAY PARTY

SATURDAY, JULY 6, 2013