

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

[DRAFT]

May 18, 2024 – 10:00AM



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: 10:00am

Attendance: - Live - 24 / Zoom - 18 / Total lots represented = 42

Pledge of Allegiance:

Introduction of Board Members:

Pat Heath - President

Tammy Franklin - Vice President

Brian Fenstermacher – Treasurer

Terry Lenhart - Secretary

Valerie Clark- General Member

Approval of Minutes: Motion made by Terry Lenhart to approve the April 27, 2024 Meeting Minutes, Seconded by Valerie Clark. The Minutes were approved unanimously by the BOD and Members

Property Manager Report: By Janice Carr Highlights: As Janice was excused from this meeting, President Pat Heath read the following report: 1) Gate status at pool, one gate completed, the second one will be completed this week, key pad will be installed. 2) A&I will complete the pool landscaping this week. 3) Tammy and Valerie completed the flower pots around the pool. 4) Anyone wishing to be on the driveway spray list, A&I has a list in office, \$50 for spring and fall spraying. 5) Update on electrical repair done for 5 homes on Timberline completed. 6) It was reported that we now have two maintenance men on staff, and one part time. Contact office for any problems within the park. 7) New pedestals for marina, new flags, new life rings and clam shell has been purchased, and are waiting to be installed. 8) Bathroom floor in clubhouse restrooms have been repainted. 9) Clearwater has completed tree trimming in boat yard, and deck boards in marina are beginning to be replaced. 10) Janice has ordered new solar lights for atop fencing throughout the park. 11) picnic benches have been painted in park. 12) Maintenance has been trimming out brush at entrance to the park, Pat stated that in that area, it has become a swamp area, and stated that something must be done in the future.

Treasurer's Report: The April 2024 statement and commentary was made available at the meeting. Brian read from the April Financial Commentary. All Financial reports are available on the Park's Website, here: <https://whpca.org/financials/>. Brian reported that April had a net positive income of

\$41,909, \$3,891 less than budgeted, due to lawn service had done 4 cuts in April, versus 2 cuts budgeted. In total we have budgeted for 30 cuts for the year. Last year required only 27 cuts. Income is high in April due to the annual boat slip fees credited to income. He also stated that we redeemed \$1,000 in credit card rewards which added to income. Brian noted that total accounts receivable (not including bankruptcy) increased by \$1,777 to \$9,159, 6 lots in collections and 1 in bankruptcy as of April 30. He went on to explain that we added to the reserves checking account in April, \$5,200 to general and Marina \$4,000 along with \$119.49 in interest. We added \$10,000 in April from the operating account to reserve checking. Also transferred \$10,000 from reserve checking to a new 1 year CD. Reserve checking balance stands at \$121,933, ICS reserves total \$135,942. CD totals now are \$295,810, bringing total reserve balance is \$534,363.

Treasurer's Report Approval: A motion was made by Terry Lenhart to approve the April 2024 Treasurers reports, seconded by Valerie Clark. 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 boat stickers are due by June 1st, after that if not on boat will result in \$100 fine. Parking spot stickers must also be paid by June 1st, whether boat is here or not. If not paid, spot may be reassigned to someone else. Phil stated that John McKinney put all eye bolts on docks to hold down dock boxes. He also updated deck board replacements by maintenance on docks. Tree trimming completed. Phil mentioned that on June 22, 2024 the coast guard will be in for free annual boat inspection. Contact him for details. New flags on flag pole installed, along with lights. New pedestals will be installed where needed.

***ECC Committee Members: Leroy Weinreich (Chairperson), Craig Small, Susan Waskey, Eugene Neighoff.** Leroy Weinreich reported that ECC inspections should be completed by next week. He stated that park looks good, reminded everyone to submit application for permits for all work to be done.

***Clubhouse Committee Members: Betty Michalak (Chairperson), Julia Mummert, Ginger Fromm, and Lynn Redding. Report by Betty** 1) Betty reminded that the charity Bingo would be held Saturday evening along with Coffee and Donuts on Sunday. Memorial Day picnic tickets still available in office to purchase. All other functions will be posted in the newsletter, and on the website calendar for your information. She also asked for any volunteers to help with events.

New Business / Announcements:

* Tammy reported that a homeowner had been willing to donate a community garden placed at the gate to the boatyard. She stated that we are in need of volunteers to water and encouraged anyone interested along with children or grandchildren. We can not have maintenance responsible, as this is a community effort. Those helping are encouraged to enjoy the vegetables donated by the homeowner. We request that a cutoff of June 1st for volunteers to be recorded in the office.

Old Business / Unfinished Business:

* Pat reported that a homeowner request for more signs regarding children playing were purchased and will placed around the park. The BOD is concerned about speeding in the park, injuries to children and pets. We will proceed to investigate other means to control this problem. Pat also suggested if anyone sees this, to report tag number in office to make them aware.

* Pat reminded everyone that the Annual Homeowner meeting will be held at the Ocean Pines community center, doors open at 9:45am on June 29, 2024 with signs directing to rear entrance.

Introduction of White Horse Park BOD Candidates w/Q&A:

Q&A Procedure and Rules:

- * Each Candidate will have the opportunity to introduce themselves, followed immediately by a Q&A period for that Candidate.
- * Zoom Q&A will follow the live session, using "Chat" to answer questions.
- * The BOD reserves the right to utilize a time limit.

* Pat began to introduce the Candidates. She reported that Michelle Flory stated that she would be unable to attend this meeting. Her resume was both shared at the meeting, and on the Website. Contact with her can be made through her personal information provided.

***[Secretary Disclaimer]** *All reporting and documentation of the Candidate's Q&A is based on notes, recording, and an unbiased focus on accuracy and verity.*

- * Both candidates, Tammy Franklin and John McKinney introduced themselves by providing a brief narrative, and stood open for questions.
- * Tammy Franklin was first given the floor, and received no questions from live audience nor Zoom.
- * Questions for John McKinney were as follows:

Q: Lot #82 Ginger Fromm stated to John, that there is a group in the park who spreads false information. She asked if he gets on the BOD, how would he handle that?

A: If you come to me and prove that there is something wrong in this park, I am going to stand up and see if I can figure it out. If you can prove it to me I will look into it.

Q: Lot 38 Phil Wood asked if he is elected to the BOD, will he continue to help at the marina?

A: Yes

Q: Lot 335 Sylvia Devilbiss asked why he thinks we do not have harmony in the Park, and where did he get that feeling?

A: He stated some things seem to be overlooked, and they should not be. There are only 5 people (BOD). All homeowners should follow the same steps. He will strive to make the park better than it is now. Sylvia stated that there is a lot of fellowship currently in the park. She stated let's move on. John also acknowledged it is hard to please everyone, but he will try. He needs the 400 owners to help.

There were no Zoom questions for these two Candidates.

***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 # 82 Ginger Fromm stated that she is the election chairperson, if anyone has any questions on how the election is run, she has documents to show, all information will be in the office after the election for review. She will take any questions in regards to this. Pat asked for volunteers in the future.

Lot #398 Betty Michalak asked if Michelle Flory can run if not at this meeting, Pat responded there is no regulation at this time to prohibit. She stated it is nice to be able to talk to a candidate.

Lot #335 Sylvia Devilbiss stated that this is the second year Michelle Flory has run, and not been able to attend. We can not ask questions. She encouraged all candidates to attend.

Lot # 391 Tim Mummert reminded everyone about the Bingo proceeds going to St Jude, and we all have a good time. Sylvia stated that it would be a gift card night, all prizes were donated, all proceeds would go to charity.

* An additional comment by Pat mentioned again the June 29th Annual meeting, doors opening at 9:45am, meeting at 10am, at Ocean Pines Community Center, and a big thank you to Lynn and Pat for assisting with the planting of flowers for the pool.

* **Virtual (Zoom) Open Forum: Lot number will be required for questions,**
Lot# 22 Michelle Flory had a message on Zoom that was presented.

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

* **Motion to Adjourn:** Following Pat's call, Valerie Clark made motion to adjourn, seconded by Brian Fenstermacher. Meeting was adjourned at 10:48 AM

Submitted by Secretary Terry Lenhart 05/22/2024

Terry L. Lenhart