

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, MARCH 19, 2011
At the Clubhouse 10:00 a.m.

The meeting was called to order by the President, Phil Rensch. He then led the Pledge of Allegiance.

Those present were: Phil Rensch, President, Barbara Price, Treasurer and Bunnie Jenkins, Member. Will Goheen, Vice President and Loretta Donaldson, Secretary were excused.

There were 7 Lot owners present as per sign in sheet.

The reading of the October board meeting minutes were waived and approved as written. Reading of February minutes were waived.

Barbara gave the Treasurer's report.

Bunnie asked if that is the electric lines that were split on Dolphin and that's why the open hole was still there and Sue said yes. Barb asked how much was this going to cost....Sue wasn't sure but thought less than \$6,000.

Gazebo:

Phil said that Stacy Hart came to the work session in February and gave updates. We have had several nor'easters' which caused damage to the gazebo. Stacy said that the County is no longer allowing gazebos so if we want to keep it we should have it re-done. It will be an extra add on which does not have to be done by April 1, 2011. The rest of the bulkhead work and improvements need to be done by April 1, 2011. Phil explained that there will no longer be a dip going to the gazebo, it will be level with the bulkhead. Phil said they are putting in a deadman which is required by the County. They are hoping to use some of the old pilings. Sue interrupted Phil to correct some of his statements. Board vote was 3 for replacing the gazebo now and 2 members needed more information, one of them also preferred to wait until the next phase.

Committee Reports:

ECC:

Craig Small reported that it was very slow. Sue interrupted by saying she had 3 or 4 applications at the office for him.

Clubhouse

No one present

Marina

No one present

Playground:
No one present.

Park Manager's Report:

A copy of the report is attached.

Note from Barb: I would suggest that every month Sue provide a hard copy of her monthly report to board members and she should e-mail an electronic copy to the secretary so that the report can be incorporated into the minutes, instead of typing in all that information.

Unfinished Business:

Marina Restoration Update:

We had to do the canal side first because the engineer said we could blow out the canal side if we did the slip side first. We are establishing credit. We have used our money as collateral. So far we have not had to make an assessment.

Clean Up Date:

There was discussion about the date of clean up. Phil suggested the first two weekends of May with inspection the end of May, first of June All members agreed with this.

New Business:

The treasurer presented the 2011-2012 budget for approval. All board members approved the budget as written. The draft budget was distributed to members in attendance.

Open Forum:

Sue Gajewski #131 suggested cleanup month

Ted Gajewski #131 Would like to see dues increased \$1 or \$2/month as he suggested last year. This would give us \$465 a month or \$5580 a year to go towards expenses. Because we only had 3 members present, he again suggested a 7 man board.

John Underwood #180 Said Sue is doing a fantastic job.

Craig Small #354 Said he doesn't use the marina but we need to get the marina fixed. Maybe an assessment will be necessary.

Jake Wrzosek #362 Minutes are worthless alone and were not keeping the members informed of what is going on.. He wants more information on the web site. Phil said



that only 140 members have signed up for emailing of bills, that would leave out 325 members. Jake said then he guesses we would have to have a mail out. He was informed that any member can get any information they want by going to the office.

Bunnie made a motion to adjourn the meeting, Barbara second the motion. Vote found all in favor. The meeting was adjourned at 11:00 a.m. The board adjourned to hold an executive meeting.

These minutes were typed by the secretary. I had to rely on the board members present to help fill in information because the tape recorder stopped and started intermittently and a lot of information was not there. I recommend that a new recorder be purchased before the boards next session.

Respectfully submitted:

Loretta M. Donaldson, Secretary

03/19/2011

Park mgr Notes

The Park

Electrical Outages- 178/179/180: ran temp cable till Maintenance could dig. While digging hit a water line that is not on any of our maps or the Serpe's maps. We have no idea where it goes. 2 days after power outage we were able to run new electric line for all three units. Dirt should be filled in and seeded by 1 April.

Dolphin Drive Electric was split:

Last year I was called in on my off times 5 times to help repair the electrical problem with Dolpin Dr. We had to put fans in the pool pump room directing them onto the electrical panel so it would not catch on fire.

We have split the houses up on Dolphin Dr so all of them are not on the same circuit anymore.

Maintenance had to dig from the main power source behind Lot 222 on Timberline along lots 223/24/25/26/227 to the common ground, then dig the length of the common ground run the cable under the road and to the back side of 228. This took approx 1 week to dig, run cable and fill back in. We are awaiting turn connectors. Project should be finished with dirt brought in after settlement and grass seeded by 1 April.

Club House; 5 broken water lines this winter.

1 in the main yard
1 up by the clubhouse
2 within the bath houses
None of it was caused by frozen pipes.

The water line by the club house was under the concrete so John had to jack hammer it up. We borrowed the jack hammer from Mid Atlantic, the company working at the Marina. The concrete was taken to the boat yard where the maintenance crew put it neatly inside the gulley to stop soil erosion. It looks good.

The 2 breaks within the clubhouse were caused by the seal of where plastic meets copper piping no longer held. John refitted the piping with new elbows.

Cleared Drainage running down Beauchamp Rd and across into and through the wet lands to the St. Martins River.

Surveyed the ditch behind Timberline that runs the length of the boat Yard. This is one of our drainage problems. The area needs to be cut down by 2 inches for the water to flow out through the boat yard into the St Martins.

Pepsi machines going up to \$1.00. The machine at the pool is to be fixed. They are to bring a new compressor in to help silence it. I told them if it is not quite to remove it.

Lot 15 has a shed to give away. I would like to place it behind the office building or on the side so I can put the lawn mowers we keep up at the office during the summer and a few gardening tools.

Ford Truck, Maintenance has a recall for the air bags. It is supposed to rain next week so I'll set the appointment up during that time.

We rearranged the office. Please enter by the glass doors. The waiting area is larger. There for more people can gather and not have to hear each other's business. Majority of the paint was donated along with the curtains.

Message Board signs where approved by the BOD last month. I would like to ask the BOD if we could build signs like they have in Ocean Pines. I think it would look better in the park. The cost would be lower. I have enclosed my proposal into the BOD.

Marina Update;

Mid Atlantic began work Jan 28 2011

So far our cost has been \$94,500.00

After they finish the Bulkhead with the dead man, the fishing station, they will begin work on the Gazebo.