

WHITE HORSE PARK COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

March 16, 2013 10:00am Clubhouse

(Sign in sheet attached actual people in attendance was 23)

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

Pledge of allegiance lead by President Jerry Mathison.

The President reviewed meeting procedures and introduced Board Members and the Park Manager. He also reminded all attendees that there are three (3) Board of Director openings as of the June's Annual Meeting 2013.

Minutes for Feb 2013 Approved.

Treasurer's report was read by Ted Gajewski Treasurer
Budget for WHP Fiscal Year 01 Apr 2013 to 31 Mar 2014 reviewed and approved

PARK MANAGER NOTES:

Maintenance Building and Shed at Clubhouse will be sided. This will be done once seasonal employees are on board.

Electrical: Underground electrical has not been located as of this BOD meeting. Electrical company coming out next week to locate underground breakage. Once it is located, our maintenance will do labor for the electrician to fix.

Kayak Rack is almost complete. Wheels are being put on the rack so that we can move it when and if a hurricane comes through. Marina committee is working on rules for Kayak Rack use.

Drainage: Park Manager will have a plan for the next BOD meeting on April 20th, 2013.

Elections: WHP has two nominations for our vacant spots on the upcoming BOD. Susan Waskey and Mike Coble.

EDD WEBB VICE PRESIDENT:

Edd reports getting emails the maintenance is not doing any work. Edd states that mowers have been maintained, Park entrance sign has been sanded and painted and repaired. The ditch at Black Duck Circle has been cleared and leveled on a grade to flow. Edd reiterated that the new card system has nothing to do with the mechanism of the back gate getting stuck in the up position.

ECC REPORT:

Sue Gajewski reports five (5) new ECC application requests. Four (4) were approved and one (1) is pending additional information from the homeowner.

“Home Beautiful Contest” will be held in July not June as noted in the February 16th minutes.

MARINA REPORT:

Boat Launch Area; Mid-Atlantic is involved in another large project. When they get done, they will be doing our Boat Ramp. Ocean Pines has given us permission to use their Boat Ramp if needed.

CLUBHOUSE REPORT:

Jerry and Barbara Mathison, who head up the Clubhouse Committee, will no longer do this. The Mathison's have their unit up for sale.

Anyone interested in volunteering for any Clubhouse Events, please see the Park Manager or a Board Member.

COLLECTIONS:

Jerry Mathison and Edd Webb discussed owner that are in Collections. It is a long drawn out process and WHP is on top of all information regarding these accounts. Four (4) Electric meters have been pulled from these properties.

President Jerry Mathison discussed with Park Manager Susan Naplachowski about the maintenance that is necessary for the roads. Also reported initial attention should be given to Dolphin Road where water valves are sinking. All agreed to have this done in phases due to the cost involved which is \$5,900.00 for the First Phase.

NEW BUSINESS:

Budget for the 2013/2014 was approved. Question was asked where is the extra monies going? Answer: Reserves. We need to have more in reserves.

OPEN FORUM:

Should renters be allowed to use WHP Boat Ramp for a \$35.00 sticker fee?

#354, Craig Small: Suggested that those using the boat overflow area should be charged \$35.00.

#193, Georgine DeBord: Suggested to allow renters to use boat ramp for a fee.

#391, Tim Mummert: Boat yard fees are too low and should be increased. Suggested renters to use boat ramp for a fee as long as office has a copy of current insurance and a copy of current registration. Mr. Mummert would like to have water meters at all the units. BOD advised this would be a very expensive and each unit would still have to pay \$35.00 per month per unit. This is how Worcester County bills White Horse Park, per unit.

#309, Maria Castellano: Spoke about Park Manager not being professional in the manner at which paper work was given to her. Maria's said her name was misspelled and date was changed and initialed through.

#216, Marge Webb: Spoke the BOD was doing the best job they can. They have been elected by WHP. They are all homeowners here themselves.

#211 & #212, Barbara Price: Commented did not like the process of dues and water being separated out. (Concerned that extra money went to the Marina and no monies are being used towards the playground.) Pat Heath commented the money is in reserves. Barbara Price questioned the \$40,000.00 salary increase?

#192, Maria Warburton: Questioned why no response from Board of Directors was received in reference to her questions regarding why there was no special assessments for the marina (which in her opinion, would help increase property value) instead of her impression of using general funds to improve the Marina. It was explained that the funds brought in from the Marina is paying for the Marina's maintenance and updates.

#60, Susan Naplachowski: Suggested not to raise Boatyard or Boat slip fees.

#211 & #212, Barbara Price: Questioned Coinmach and Laundry rooms using too much electric and water. Park Manager Susan Naplachowski and Pat Heath both explained all monies are much more accountable.

#119, Willy Goheen: Commented that children of homeowners should not be able to use the boat ramp.

Meeting Adjournment was at 11:20am.

Respectfully yours,
Pamela J. Boyd
Office Manager

16 Mar mtg

| Lot | Name | Speak | |
|-----|------------------------|-------|----|
| | | yes | No |
| 354 | Craig Small | ? | - |
| 225 | GEORGE FRANKS | | NO |
| 208 | BOB PRICE | | NO |
| 79 | Bunnie Jenkins | | NO |
| 119 | Helen | | |
| 417 | Herbert | | |
| 48 | V & J Page | | |
| 180 | John & Linda Underwood | | |
| 131 | Ted & Sue Dajinski | | No |
| 193 | JEFF & GEORGINE DeBord | YES | - |
| 391 | Tim Munnert | YES | - |
| 212 | Barb Price | yes | - |
| 309 | Maria Castellano | YES | - |
| 216 | Marge Webb | ? | - |
| 192 | Maria Warburton | yes | - |
| 209 | JERRIE GARD MATHISON | | |