

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
AUGUST 25, 2012

The meeting was called to order by the President, Jerry Mathison, and he led all in the Pledge of Allegiance. Board member Pat Heath was absent from this meeting.

Sue Naplachowski, Park Manager, gave her Park update. The electric was dug up and fixed on Skipjack Circle and two electric meters were replaced. Bathhouse 2 electric was dug up and fixed. Office workload for July: 39 electric late letters; 12 HOA late letters; 14 Registered letters for ECC fines; 11 ECC requests; 24 boat slips rented; 51 renters signed into various units; 41 units signed out bikes; 246 visitors signed in by the office and 281 signed in by the guards (total of 527 visitors); 153 contractors signed in by the office and 15 signed in by the guards (total of 168 contractors); and two units were sold.

Minutes:

The Minutes from the July meeting were read.

Treasurer Report:

Ted Gajewski gave the Treasurer's report.

Committee Reports:

Marina Committee Report:

Ed Webb gave the Marina Committee report stating that the boat yard is a mess. Weeds are knee high and boards with nails sticking out from when the gazebo was torn down are still there, needs to be corrected. He also counted 7 enclosed trailers parked in the marina parking near the road which interferes with the boaters ability to launch their boats and park their boat trailers. Enclosed trailers need to be parked along the tree line in the rear of the overflow lot. We may have room in the boat yard for additional trailer parking.

ECC Committee:

Sue Gajewski gave this report. Eleven requests for improvements were received and all were approved. From April through August, 56 applications for improvements were received. Thank you to all the residents for your help and attention to your property – the park looks great.

**Club House Committee:**

Hot Summer Night was attended by 77 adults and 8 children for a profit of \$652.44. It rained so the band only played for two hours but only charged for the two hours played. Flea Market had 11 tables for a profit of \$149 and the kitchen made \$58 (total made was \$207). And the last fish fry sold 33 platters and 3 sandwiches for a profit of \$178.03. Everyone come out for the Labor Day crab feast.

**Old Business:****Security System:**

Ed Webb advised that Jake Wrzosek, who installed the current system, looked into installing the new system and provided an estimate of approximately \$7,000. This estimate is \$5,000 less expensive than our prior estimate of \$12,000. The new estimate includes a camera at the dumpster area and both gates for this initial phase. Ted Gajewski made a motion to approve the initial phase of the new security system, Ed Webb seconded the motion, motion passed unanimously.

**New Business:****Park Finances:**

Ted Gajewski suggested we raise HOA fees \$2.00 a month. Ed Webb questioned why we need to raise HOA fees when two months ago at our annual meeting our Accountant stated we were in good shape financially. Sue Naplachowski stated that most park costs have increased to include our annual water bill, contractor costs are increasing, it is costing more to maintain the pool and our cable bill is increasing. Additionally, we are having to replace electric meters around the park which cost approximately \$500 to \$600 per meter and we are also responsible for our own road improvements since we get no help from the county. Jerry stated we had a \$20.00 HOA increase 5 years ago and we have had no increase since. HOA fee increase discussion was tabled until the September meeting.

**Municipal Tags:**

Ted Gajewski suggested looking into getting municipal tags for our trucks in the park, it may save registration and insurance costs.

**New office alignment:**

Sue is going to stay on as the Park Manager in a part time capacity. Pam will be the full time office manager and we will hire a part time office assistant.

**Winter Project:**

Ed Webb suggested that we look into the possibility of winter projects to clear out some of our drain pipes and improve some of our drainage issues.

**Golf Carts:**

Thomas Rainier, Lot 75, requested a variance to allow him to use a hand controlled golf cart due to his physical limitations (paralysis). Jerry checked with ADA, ADA has no jurisdiction. HUD does have jurisdiction and suggested the need to approve reasonable requests. Jerry made a motion to allow this variance, motion passed 3 to 1.

**Parking Passes:**

It was suggested that we allow one week trailer parking passes for Bike Week only. It was then suggested that we allow one week trailer parking passes permanently – this was approved.

Sue suggested that we have visitor car passes to be displayed by all visitors to the park. Pass would indicate date of arrival, day of departure and unit visiting. Board agreed.

**Open Forum:**

Marge, Lot 216, suggested we implement a renter's fee to offset costs and overhead incurred by the Park for renters.

Georgie, Lot 193, suggested owner's stickers for cars and information in the Newsletter on parking regulations (where you are authorized to park). She also asked that if you send an email to the Board that they please reply.

Joe, Lot 51, asked how many homeowners are delinquent.

Linda, Lot 105, received a letter for clean-up, has begun her clean-up but her neighbor will not trim their trees that rest on her roof. Her trailer roof needs to be recoated but she is unable complete due to her neighbor's branches.

Harold King, Lot 429, asked when motions are made are the homeowners allowed to vote. He also asked what is wrong with the current gate system.

Gerry, Lot 455, stated she has been in the park 23 years and doesn't understand why golf carts are not allowed.

Meeting was adjourned.