

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' ANNUAL MEETING MINUTES  
June 25, 2022 - 10:00AM**



**Call to Order at 10:05am / Attendance = 86** (lots represented)  
**Pledge of Allegiance.**

**Introduction of Board Members:**

Pat Heath - President  
Brian Fenstermacher - Vice President / Treasurer  
Jon Gilmore - Secretary  
Tammy Franklin - General Member  
Terri Koller - General Member

**Introduction of the new Accountant:** Brian introduced the new Accountant, *Mr. Gary Deutsch*. He will be replacing Bergey&Co.

**Approval of Minutes:** Approval of the June 2021 Annual Meeting Minutes was moved by Pat Heath, seconded by Brian, and approved by unanimous vote of all in attendance.

**Property Manager Report:** Highlights from Janice Carr's report are: 1) Introduction including her history of employment with WHP going back to 2013 and as a rehire in October 2021. 2) Accomplishments, improvements, changes in operations, repairs and projects were covered in the report. 3) An announcement was made informing everyone of (office staff employee), Diane Hager's resignation effective July 9 ,2022. 4) Clarification that an organization known as WHPCO is in no way associated with White Horse Park.

**Treasurer Commentary:** Highlights: 1) Brian covered details from the end of year balance sheet, including Reserve Fund balances and the end of year profit. 2) April and May 2022's reports continue to be unavailable with hopes that the new Account can assist in producing those two reports.

**Committee Reports:**

**Election (2022):** Highlights: 1) Secretary [Jon] provided details about the utilized 2-part system of handling ballot returns, and how BOD Election votes were counted at the Annual Meeting. 2) Explained "not in good standing" status as being in arrears for 90 days or in collections - those (17) ballots were disqualified. 3) Notification was made that Quorum was reached (*Owners of 70 Lots or more must attend in-person in order for any (non election) vote to take place* - total attendance for the Meeting was **86** (lots). 4) Jon shared gratitude for the Election Committee Members; Ginger Fromm [Chairperson], Valerie Baker-Clark, John and Linda Underwood, Jerry Spurlock, and Volunteer Tim Mummert.

**Marina:** The report was offered by Phil Wood & Ted Pedzich. Highlights: 1) List of Accomplishments; Renovation of the Boatyard (gravel and individual parking space lines. 2) Added 2 additional (rental) Jet Ski slips. 3) Coast Guard Inspections on 26 vessels w/cookout at the Marina. 4) Reacted to calls for organized parking in the overflow lot. 4) Phil thanked Ted for helping with the Kayak Rack - followed by Ted's announcement that the Kayak Rack is currently full, but to contact the office to be placed on the waiting list. The fee for space on the Kayak Rack was due on June 1st.

**ECC:** Committee Members: Bonnie Stevens (Chairperson), Susan Waskey, Craig Small, Joann Topolski, and Leroy Weinreich. Report highlights offered by Craig Small: 1) ECC makes sure that weeds etc are taken care of, and not around to upset Owners. 2) 98% of all properties look great. 3) Reminder to get an ECC form from the office and fill it out to the best of your ability. 4) Photos are very helpful. 5) Inspections will take place once projects are completed. 6) Contact the County when in doubt - County permits are required for more improvements than you might think, and critical areas have additional restrictions.

\*Jon [BOD Member], interjected a message of gratitude shown for the volunteers who helped with the attendance sign-in sheets etc: Nelda Eldreth, Lisa Friel, Julia and Tim Mummert, and Lorna Pearre.

**Clubhouse:** Members: Betty Michalak (Chairperson), Laura Bivona (Co-Chairperson), Penny Condren, Fern Thomas, Sandy Morgan, and Julia Mummert. Commentary offered by Laura Bivona: Highlights: 1) Gratitude for help with the Luau event and Memorial wreath float at the Pier. 2) Announcement of the July 9th Bingo. 3) Gratitude for support from the Board. 4) Announced her [Laura's] resignation resulting from a perceived lack of communication between her and Pat. 5) Provided a cancellation notice for the Bike Parade and Movie Night. 6) Expressed well wishes for whoever takes the position. 7) Pat thanked Joann Topolski for heading the Ice Cream Socials.

**Beautification:** 1) Pat Mentioned gratitude for all the hard work and efforts from Owner Sheila Pazdan in planting flowers at the entrance of the Park. 2) Owners are always welcome to plant and water flowers on their own.

**Summary of accomplishments by the BOD:** Offered by Tammy Franklin: 1) Package delivery returned to the Office. 2) Changed fees associated with Mail Boxes and offered refunds (credits) to previous owners of Mail Boxes. 3) Offering Zoom at monthly BOD Meetings - improvements in the quality of production (efforts by Chris Koawl and Jon Gilmore) - By-laws limit Annual Meetings to in-person only / no virtual option. 4) Tom Molyneaux accepted responsibilities related to the Park's website and created improvements on Owner ease of reading experience and understanding of financial reports and statements. 5) Creation of a responsible 2022/2023 Budget, lowering monthly dues, providing quality services to the Community, and doubling the amount of money being deposited in the park's Reserve Accounts. 6) The plan by a previous Board to pay off a loan acquired to support the Marina was recently paid off by moving \$26,753.64 from the Marina Reserve Fund to the General Reserve fund, paying off the loan and saving the cost of future interest payments. 7) The large pile of yard waste debris in the Boatyard has been removed and a plan of action by the Board is in the works to keep that [buildup], from happening again - A trailer is in place at the Dumpster area and more large dumpsters than before, have been made available. 8) Dangerous trees were removed and Owners were able to have trees removed at a reduced rate. 9) Improvements in Owner involvement and decision making, giving the Owners more say in decisions made by the Board. [continued on the following page]

10) The 2020 Retention policy was completed by Secretary Jon Gilmore. 11) Proposed By-Law Amendments give more power to the Community - less power to the Board. 12) Efforts to bring the community together by offering fun events and activities with more to come. 13) Gratitude expressed to the Park's many dedicated and hardworking Volunteers.

**Future Projects:** Topic covered in detail by Terri Koller:

- \* New fence around the pool
- \* Gate card security system to enter the pool.
- \* Inspect and clean out water runoff drain pipes.
- \* Apply coating to paved streets.
- \* Office renovation.
- \* Guard Shack renovation.
- \* Newly updated directory of Owner's names, streets, and lot numbers (no personal info).
- \* Tammy Franklin - Cookbook with recipes and photos (submitted by Owners).

### **New Business / Announcements:**

1. **Announcement:** Vote results cast for Fire Pits, Golf Carts, 4 Proposed By-Law Amendments: Results read by Jon Gilmore:

#### **Association Vote Items**

- \*Golf Carts - Total votes = 73 / NO: 59 vs YES: 14 - [failed]
- \*Fire Pits —- Total votes = 72 / NO: 46 vs YES: 26 - [failed]

#### **Proposed By-Law Amendments:**

- Article V; Section 4 —--- total votes = 58 / NO: 11 vs YES: 47 - [passed]
- Article V; Section 3 —--- total votes = 56 / NO: 10 vs YES: 46 - [passed]
- Article VI; Section 4(a) - total votes = 55 / NO: 12 vs YES: 43 - [passed]
- Article VI; Section 12 — total votes = 56 / NO: 13 vs YES: 43 - [passed]

2. Mediacom - Brian announced the unfortunate and uncontrollable April 1st increase in the cost of Cable (Mediacom) service - a one time payment of \$33.97 will be required now. Another increase in October may be possible, but currently set at \$185.97 for the final payment in the fall. Pat mentioned the 5 year contract being negotiated by a prior BOD, and there are 3 more years being locked into the contract.

### **Old Business:**

1. Full Time Occupancy - Out of Court Settlement agreement: 1) Pat mentioned the number of Full Time residents in the Park to be 19, compared to 100 units (combination of Owners and Renters), in the past. 2) The Gate System will be used to monitor People as they enter the Park. 3) Reminder that all Owners have an additional non consecutive number of 60 days allowable for occupying their units starting October 1st. 4) Letters will be sent at the end of September, to people who are occupying their units on a full time basis. 5) The name(s) of any Full time residents will be turned into the County, if they become noncompliant with the Occupancy rules. 6) White Horse Park's Management nor BOD can remove Owners from their units.

2. Rental Units / County Licenses and WHP fee highlights: 1) The County holds White Horse Park responsible for monitoring Owners who rent their units. 2) Owners of rental units must register with the County, and also pay the Park's rental fee. 3) Renters add expense to the Park by not respecting property. 3) As of July 1st, if appropriate rental agreements and fees are not taken care of, a fine will be assessed by White Horse Park to the Owner, and gate cards may be deactivated, keeping renters from entering the Park.

## **Open Forum Rules:**

- \* Please be respectful.
- \* Limit 'the floor' to no more than 3 minutes per "lot".
- \* Use a microphone when speaking.
- \* State name and lot number prior to speaking.

## **\* Open Forum:**

1. Q: An unidentified Owner asked for a definition of the phrase "rental unit"  
A: An Owner who uses their unit to collect money as a business venture, (e.g. airbnb, Vrbo)  
Q: An unidentified Owner asked how to control off season occupancy of a long term renter.  
A: The obligation is between the Owner and the renter.
2. Lot #379 Q: Suggested to vote following the Open Forum, and asked who does billing?  
A: Billing is handled in the office.
3. Lot #389 Asked if the Yard Sale is still on.  
A: To be determined / look towards the end of the summer season.
4. Lot #082 - Reminder of the July 2nd Picnic at the Clubhouse -Tickets (\$15.00 adults) are available in the Office. Limited to 100 seats unless weather permits outdoor seating.
5. Lot #073 Q: Ask if liens would be placed on units with unpaid fees to the Park.  
A: Yes. Collections start at a balance of \$500.00 / Property liens placed at \$1,000.00.
6. Unidentified lot # (W. Jones) asked about a ceiling on the amounts held in Reserve - Does not support of Assessments.  
A: Brian mentioned the 2020 Reserve Study's projected values for cost of replacement for the Park's assets. Pat explained how expenses can be handled outside of an assessment.
7. Lot #332 complimented the Office on improvements made in the monthly Newsletters.

- \* **BOD Election Results:** Provided by Election Committee Chairperson Ginger Fromm:  
Total number of votes = 220  
Total number of disqualified ballots = 17  
Terry Lenhart received 90 votes.  
Terri Koller received 72 votes.  
Penny Condren received 41 votes.

- \* **Motion to Adjourn:** Pat Heath sought a motion to adjourn the meeting: Motion made by Terri Koller and seconded by Brian Fenstermacher. Adjournment was declared by the President at 11:15am.

**Meeting Minutes submitted by Secretary: Jon Gilmore 06/29/2022**

*Jon D Gilmore*