

WHITE HORSE PARK COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

May 18, 2013 10:00am Clubhouse

(Sign in sheet attached actual people in attendance was 45)

Meeting called to order at 10:06 am by President Jerry Mathison.

Pledge of allegiance was lead by President Jerry Mathison.

Jerry led a moment of silence for the passing of Pat Young who passed away on Friday May 17, 2013.

The President reviewed meeting procedures and introduced Board Members, Edd Webb, Vice President; Ted Gajewski, Treasurer; Pat Heath, Member and the Susan Naplachowski, Park Manager. He also reminded all attendees that there are three (3) Board of Director openings as of the June's Annual Meeting 2013. Dave Beauregard was excused from meeting. He could not attend. Jerry also reminded everyone that wanted to speak at meeting that they had to come forward and use microphone, no shouting out from their seats and give their names and lot number and had a 5 minute limit.

Minutes for April 20, 2013 were approved.

TREASURER'S REPORT:

By Ted Gajewski Treasurer

Reported income was \$151,917.97. Expenses were \$81,195.92 and Delinquent accounts totaled \$28,122.07. Operating account is \$304,337.74 and Reserves is \$236,464.03. Ted also reported that sewage expense was approx \$49,000.00.

At the last meeting, Edd Webb asked when people were sent to collections and Sue responded that when they reach between \$800 and \$1,000. Sue had spoken with our Collections Attorney and they said they would now take people over \$500.00 for collection proceedings.

Sue also said that Lot #224 is going to settlement in June and we will re-coup all monies owed at that time. Also, Lot 436 was paid in full in May 2013.

PARK MANAGER NOTES:

Sue reminded everyone about the Annual BOD meeting in June at Showell.

She also went through the mail out and procedures regarding the Elections. We are using a two envelope procedure with the outer envelope with the Lot # on it and then inside envelope to contain the ballot.

French Drain System was put in behind homes on Woodhaven and White Pine Lane. This system is not working well. We are going to re-dig and pit "P" Stone in and see if that works better.

Bath houses – Are open full time now, 6am to 11pm, 7 days a week. Bathhouse at Seahawk the handicapped bench was taken out due to mold, but Bathhouse #1 at Skipjack is fully Handicapped Accessible.

EDD WEBB VICE PRESIDENT:

No report ** see Marina

ECC REPORT:

Shirley Skillman reports (21) ECC application requests for this year.

Inspections by the ECC will begin June 1st.

2nd Annual “Home Beautiful Contest” Judging will be the first week of August.

MARINA REPORT:

Boat Launch Area; Mid-Atlantic has been dragging feet so Sue, Park Manager called them and read them the riot act to get our Marina finished. She has gotten them straightened out and they should be here next week. The boat ramp will be closed for 1 to 2 weeks. Ocean Pines has given us permission to use their Boat Ramp if needed.

Reminders were sent out regarding Boat Stickers. They need to be on all Boats, Jet skis, Trailers, etc by June 1, 2013. The violation fee has been reduced from \$100 to \$25. 16 were mailed to Owners and 50 reminders were emailed.

Edd discussed the Moss that is growing under the water at the Marina. He has contacted DNR and they are not sure why there is so much vegetation. They advised when the temperature gets warmer it may get better and die off. He advised the owners that “Do not try and rake it around your slips, or you could be fined.”

He also stated that the \$35.00 for the Boat Stickers continues to fund the gravel and weed problem in the boatyard.

Edd also touched on the subject of “renters” and using our Marina and ramps. Edd is against it as it tends to cause too many problems and aggravation. These amenities should be for the owners use.

CLUBHOUSE REPORT:

Sue Naplachowski said that we will have a Memorial Day Party on Sat May 25, 2013. As there are no volunteers to take over this party, Sue and Judy Carter will be heading this party up and would like volunteers. The party hours have been changed to 3pm to 6pm because we all cannot be out of the office during office hours. Susan Waskey, Linda Zaworski and Maria Castellano have volunteered to help with the party as of this time.

OLD BUSINESS:

Pat Heath would like to do a CLEAN UP DAY for next year. This would be a picnic event for the community at no cost. Sue had said that she would like to have 2 dumpsters brought in but Pat said she would rather have WASTE MANAGEMENT deliver a 3500lb garbage bags in lieu of dumpsters delivered and picked up. We will have to check and see what the cost is and check with our current trash company to have a quote to see the cost of that.

Pat Heath motioned to have a cleanup day for next year and Ted Gajewski 2nd the motion. The motion was passed.

Pat Heath also stated that we should review and get more info and bids to save money with the Allied/Republic contract and look at other waste companies.

The Kayak holder is on wheels and will be on the side of the ramp for easy access. We need some kind of sticker for the Kayaks so that they can be identified and maybe a nominal fee for the use of the Kayak holder. There are 8 spots for Kayaks and it is on a first come first serve basis. It will be moved to the Marina after the ramp is completed.

Edd has gotten a number of emails regarding gate cards and increasing the number of cards per Lot. It has been decided that the vote will wait for the new BOD member are voted in and that they will have to make the decision.

Sue said that the amendments' to the Proposed By Laws will be in the mailer packet with the nominations and the BOD stated that owners should look over these before the Annual Meeting in June at Showell.

NOMINATIONS:

Jerry asked the Nominees to come forth and introduce themselves to the members and owners at this BOD meeting.

#139 Brad Basford, #193 Georgina DeBord, #225 Skip Francis, #119 Willy Goheen, #276 Pat Heath, #15 John Nethken, #208 Bob Price, #192 Maria Warburton, #150 Sue Waskey, #062 Linda Zaworski all introduced themselves and spoke briefly. Jerry Hoots was not in attendance.

Gerry thanked all the candidates for speaking. In past years, we have not introduced Nominees, but thought this was a good idea to do this before the Annual Meeting.

NEW BUSINESS:

Back gate – Sue stated that we have new bids coming in to repair back gate but we have no report yet for the cost.

Edd reported that all people with Boat Stickers have been sent a reminder. These reminders were mailed or emailed to each owner.

Sue reported that we have had some issues with Mediacom and they have been notified and are working on the problem.

OPEN FORUM:

Jerry Mathison reminded everyone to be orderly, with a five minute limit, with no exceptions. If anyone gets out of order, they will be cut off and asked to sit down. They must come forward, give their name and lot number, and use the microphone.

Bunnie Jenkins #79; concerned regarding only (3) gate passes. Would like to see the allotted passes to 4 or 5 per unit

- Edd Webb stated that it was for security reasons
- Pat Heath was concerned re: renters and when they are here or gone
- Gerry Mathison stated that it would be on the schedule to discuss again with new BOD

Bob Price #208; Presented a petition to the BOD for the re-hire of the guard Joe. Jerry Mathison accepted it and said it would be under consideration.

Willie Goheen #119; Last month he paid his postage that was billed to his account. Last meeting the BOD decided to not charge postage fees to the owner anymore, so he wants a refund of \$5.75. Edd Webb said that is the postage charges and paid and un-disputed they would leave on the account. If it is disputed, we would take the charge off the account. Gerry Mathison said that postage should be part of doing business. Sue Naplachowski had mentioned that the BOD had voted to have these charges passes to the owners from another meeting.

Sylvia Devilbliss #335; Thanked the BOD for their service. She is also in favor of having more than (3) passes to the homeowners. She also stated to the Nominees running for the board to not make any major changes at their last meeting of the year. The owners should be able to have time and comment with feedback on any major changes before the BOD votes. She also stated that she is tired of hearing people say "If you don't like it, run for the Board".

Tom Milligan #291; Is concerned regarding a \$35 charge for the Kayaks that was brought up in the last meeting. Why such a large charge for such a small boat?

Also, on his Kayak, the surface material does not hold stickers. Where would they be placed so they can stick to the Kayak?

He also stated that he thought the ECC was doing a good job.

He wanted to voice his opinion that the gate cards to owners should be increased.

He thinks that the office should be open 7 days a week and that we should be putting that extra cost into the budget.

He thanked the BOD for their services.

He also thanked Don (retired park manager) and said that he thought Sue was doing a great job.

Maria Warburton #192; Wanted to make sure that in the ballot mail out that there would be the proposed By-Laws in the envelopes with everything else. Sue told her it would be. She explained that the outer envelope has to have the LOT # on it. Barbara Price helped explain how the (2) envelope system works. Outer envelope is mailed to WHP with the return address showing the Name and LOT number on it. Inside that envelope is a smaller BALLOT ONLY envelope that your ballot is in. There is NO lot # on that smaller envelope.

Maria also stated that she thought the Kayak rack was a great idea. She was concerned on how we will do the "First Come, First Serve" with the rack. Edd Webb stated he is still working on that.

She also wanted to know that the "10 min rule with the Guards is?" Sue explained it was regarding the rounds and having the guard shack attended as much as possible. She also asked about the robbery and why there was \$1,000 taken. Gerry explained the situation.

Barbara Price #212; Thanked the BOD for taking on the By-Law Amendments. She also stated that she had a one page documents the summarized the (4) page document regarding the By Laws Amendments. ** SEE ATTACHMENT **

She does not agree with statements that the Marina helps property values here. She thinks that the Real Estate Market and Stock Market drives values of homes.

Edd Webb doesn't agree with that. He says that is the first place the Realtors take people when they are trying to sell a home in the park.

She was also impressed with the Nominees. She stated that the info you give people, the less problems you will have.

Georgina DeBord #193; Would like to see the WHP sign back in at the entrance. Sue explained that it was too wet. We are working to get the sign back up. She also stated that we should have criminal checks on all employees and Sue stated that she does that before hiring staff.

Maria Castellano #309; Complaint was that she did not agree with signing the confidentiality agreement for the financials she picked up from the office. She was charged \$1.00 per page (totaling \$42.00) and should have been charged (according to Md HOA Law-HB137 re: books and records) a charge of .50 cents a page..

There should be a copy of that in the office.

Pat Heath said to just give her the refund. Edd Webb made a motion and Gerry Mathinson 2nd the motion. Motion passed. She gave the \$6.00 check back to the office and will be issued refund in the amount of \$21.00

Was concerned that we had hired people to cut grass and it is not getting cut in her area. Edd Webb responded that there are more lawn ornaments, etc.. and takes more time to get to all the properties. Sue gives the maintenance sections each day to cut. Maria suggested that maybe they cut it shorter so it does not grow so high so fast.

Sam Clarke #372; Would like Sue to talk to maintenance regarding weed wacking because the sheds are getting torn up on the corners.

Peggy Wrzosek # 362; Could we please open the pool later maybe at least one night a week.

Bunnie Jenkins #79; Says everyone wants the clubhouse open for get-togethers. This has been tried but there is not enough participation. If she wants to volunteer to do this, please let us know.

Pat Heath #276; Would be nice to bring a large screen TV in here for sporting events to bring people together.

Ted Gajewski #131; Thanked everyone for coming out. This has been one of the biggest turnouts for a meeting and lots of new faces.

Linda Zaworski #062; Would like to see Friday or Saturday Movie Nights at the clubhouse. Maybe use a projector and a white sheet and have PG-13 movies with DVD's. Pat Heath replied that all ideas are great, but we have no volunteers to head up these ideas. Gerry Mathison agreed that they are all good ideas, but we need someone to take charge and head up a committee for each event.

Meeting Adjournment was at 11:55am.

Respectfully yours,

Judith Carter
Office Admin