

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2009 – 10:00 a.m. @the Clubhouse

1

The meeting was called to order by the President, Ted Gajewski. Bunnie Jenkins led us in the Pledge of Allegiance and Ted asked us to remain standing for a moment of silence. Those present were Ted Gajewski, President, Bunnie Jenkins, Vice President, Barb Price, Treasurer, Loretta Donaldson, Secretary and Will Goheen and Phil Rensch, members. Bob Raymond was excused due to Betty having surgery. Roll call of homeowners per sign-in sheet.

The minutes of the previous meeting were read. Barb made a motion to accept the minutes, seconded by Bunnie. Vote found all in favor, motion carried.

Barb gave the Treasurer's report. Will made a motion to accept the report, seconded by Bunnie. Vote found all in favor, motion carried.

Park Mangers report attached.

Ted told Sue that at the crab feast he received many compliments about you and your staff on how the park and the grounds look. He told them to stop in the office and tell you personally.

Committee Reports:

Clubhouse – Pat Young

Pat thanked all the volunteers and said without them the affairs would not be a success. She received a complaint about the crab feast that it should have been held later in the day and that it was too expensive. Pat said if we had it later the clean up committee would not get out of there until after 12 o'clock. She said if we went any where in Ocean City and got all the crabs you can eat, all the soup and all the beer and soda and great dessert for our price, no way. She reminded us of the up coming Breakfast Buffet to be held Saturday, September 26, 2009. She also mentioned plans were being made for a New Year's Eve Party.

Marina: Ed Webb

Ed mentioned the rumors about the marina funds not being separated yet. He read about the increases in 2008 and where they should have gone. We should have \$57,000. in the marina fund and \$23,320 minus three loads of stone in the boat yard fund. He is going to have a meeting with the engineers. The last storm caused a sink hole at the edge of the canal. He was hoping to do the upgrade in 3 phases. 1. Stones (Jetty) to the waterfront 2. Replacing pilings and dredge 3. Bulkhead. It will cost approximately \$300,000. for it all. He hopes that we can do Phase 1 or 2 improvements first. He has called contractors about estimates and they are upset because we never follow through. He doesn't want to waste his time or theirs if the BOD doesn't follow through. He is sure that since we have paid for the permits it will be ok. Ted asked about the permits and Ed said they are good for 3 years. Ted said when there is a date for the DNR meeting to let him know and he will go with Ed. Barb said she is working on putting the marina funds where they are

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2

supposed to be. She said we will have to have an assessment. The marina fund and some funds from the general reserve can be used, but it is not enough. Brad Basford said that \$5.00 of the dues increase should have gone into the reserve for the marina. He said it should be well over \$100,000. The \$20.00 increase should have been divided \$5.00, waterfront; \$5.00, inflation; \$5.00, pool; \$5.00 general reserve. Sue said that Tom didn't follow though and when asked he said Brad told him not to separate it. Brad responded "I am Brad and I didn't say that." Ed W. said that the sticker fee was for the boat yard only. Barb asked Brad why he wasn't tracking this for the past two years to make sure this money was moved into the proper reserve.

Will said a New Year's Party is being planned. He estimated the cost between \$8-\$10. Covered dish style. Bob and Betty Raymond will be the entertainment at a cost of \$50.

UNFINISHED BUSINESS:

The cable contract was signed. Tootie asked about HD. Sue said the owners need to get their own box at \$12.95 per month.

Ted announced the ECC Committee. They are Craig Small, George (Skip) Francis and Georgine DeBord.

NEW BUSINESS:

Barb discussed procedures. It was suggested that the minutes be approved by the BOD by email and then posted on the web site. Tootie made a motion to have the minutes approved and put on the web, Barb seconded, and vote found 5 in favor and 1 abstained. Motion carried.

Barb asked if the newsletter is approved by the BOD before it goes out. Ted said he sees it. After discussion, this was tabled.

Barb asked if information could be mailed to those Board members who are not in the park so we don't get the information at the last minute. Ted asked the members to let Sue know if they want it mailed to them.

It was discussed about us getting a copy of all the correspondence.

Phil said we should leave slip fees alone. Ed W. said that people turn down slips and ask to be put back on the bottom of the list. He is concerned that if we raise the slip fee we may not fill all slips.

A motion was made and seconded to have an Executive Closed Session after this meeting. Vote found all in favor, motion carried.

Phil made a motion, seconded by Will to accept the Schedule for the next years meeting.

The approved meeting dates for 2010 are"

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2009 – 10:00 a.m. @the Clubhouse

3

January – no meeting
February 20
March 20 – approve budget
April 17
May 15
June 26 – Annual Meeting
July 17
August 21
September 18
October 16
November – no meeting
December – no meeting

Barb suggested that we have some work sessions so we can sit down and talk with each other to brain storm. Ted suggested that we have a work meeting sometime in the winter before our first regular meeting, one before the Annual Meeting and one more in the summer.

Ted said that Sue suggested changing when the new Board takes over. Since the election is held in June it is the busiest time for all. He asked us to think about this, maybe they could take over in January when it is not as busy.

There was a 10 minute break.

OPEN FORUM:

Pat Young #288 wanted to discuss the vandalism. She said that 465 families are being held hostage. What can be done, maybe we need to contact our attorney. Ted said we cannot comment on this because it is in litigation and we may have more information at the next meeting.

Ed Landgraft #123 suggested that the Board members be introduced so homeowners will know who they are. He noticed that one was missing and questioned if he was still on the Board.

Brad Basford #137 said that back in 2008 the plan was to raise the dues to have a foundation to make the repairs at the marina, knowing well that we would have to have a special assessment in addition to increasing the dues. He thinks it is time to move on this. He said that if the marina fails it will cost us more then if we act on it now. He thinks we need to decide that if we are going to have a special assessment we need to figure out how much the assessment should be to supplement the monies that are there and if we don't do it now we will be neglecting our duties. Ted said once we get the permit approval we will have a general idea of where we stand and that we definitely have to get it done.

WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2009 – 10:00 a.m. @the Clubhouse

4

Ron Meeks #286 – He made a suggestion that some kind of identification be given to those volunteers who check pool passes. He also wanted to know what can be done about those speeding in the park. He said he saw Serpe's son putting stuff into the dumpsters.

Karen Boon #200 – Karen said she is not a boat owner. The marina is an amenity and that she enjoys it. She said she felt the temperature of the dialog rise. Because the funds were not separated is not their (Sue & Barb) fault and they are taking time to correct it, these are not the people to blame.

Dave Beauregard #52 said the marina has an effect on all of us and if assessments are needed, then get on with it.

Ed Webb #409 – Ed said he has talked with some of the old timers. Sometimes you think something is minor but he is nervous because the storms are tearing us up. It might be more than expected. We should plan for the worse.

Joan Zamostny #426 – referring to vandalism said something has to be done soon. Sue responded saying that hopefully we will have no problems after Oct. 12, 2009. She has extra security on duty and the Police come in. If you see anything, please call the guard.

Joanne Page #48 said the guard doesn't respond. She called him about bikes without lights and he never came. The guards also are letting people come down and swipe visitors in. Sue said if they are not doing their job she wants to know.

Bunnie made a motion to adjourn the meeting, seconded by Ted. The meeting was adjourned at 11:05 a.m.

Respectfully submitted:

Loretta M. Donaldson, Secretary