



WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
JUNE 27, 2026 - 10:00 AM
OCEAN PINES COMMUNITY CENTER

APPROVED MINUTES (JULY 25, 2026)

Meeting Procedure: This is an **Owners' Only** Open Meeting. Meetings are recorded to be used / deleted upon completion of the Minutes. The Open Forum is scheduled prior to any vote taken by the Board. The Board reserves the right to add and/or remove voting items during the meeting, and Agenda items may be added by the Board during any pre-meeting work session.

Call to Order: 10:00 a.m.

Attendance: - Live—**101**/ Zoom—**N/A**/Total lots represented **101**

Pledge of Allegiance: Introduction of Board Members:

Tammy Franklin – President

Valerie Clark – Vice President/Treasurer

Terri Koller – Acting Secretary

Leroy Weinreich – General Member

Apologies: John McKinney – General Member

Approval of Minutes:

Before any prior minutes were approved, Val read from Robert's Rule of Order explaining how minutes would be approved moving forward. Robert's Rule of Order states that any minutes from the Annual Meeting should be approved at the next meeting, not at the following Annual Meeting as has been done in the past.

- Minutes from the 2025 Annual BOD Meeting were open for correction and then approved.
- Minutes from the May BOD Meeting were open for corrections and approved

Property Manager Report (Janice Carr):

- Restructuring of office staff. Deb will be the office manager and Janice's duties will be park/maintenance related, Alex will be head maintenance person.
- New gate passes are available and operational. When you come to the office to sign for them you will get 4 and if you need more they will be available later.
- Beginning July 1, 2026 poll passes will be mandatory. If you are asked for them and don't have them you will need to go back out and get them. New pool passes are in the office for those who didn't already get theirs. You will need to sign for them and every unit will get 6 passes. No more will be available for sale.
- We wanted to keep the one end of the dumpster open for larger items but someone rolled a full size refrigerator in it with the large "No Appliances" signs posted. Small dumpsters will be emptied twice a week and the large will stay at once a week.
- Only licensed drivers may drive the golf carts and electric bikes. There is no law against unlicensed drivers riding e-scooters so you should ride at your own risk.
- Tree work had to pause for a while as our "tree guy" was sick. Trimming should resume shortly.
- New owners, please don't get offended by ECC's request for attention.
- Water valves have all been located and will be repaired as needed.

Marina Committee(Phil Wood):

- Lines have been painted at the boatyard parking area for the July 4th weekend. Please stay within the lines and park golf carts in the designated area to help with those moving trailers.
- A volunteer offered to paint numbers on the boat slips that have become faded.
- Thanks to the volunteers who helped with the re-installation of the flag pole and the Coast Guard inspections. Also, thanks to others who have offered to help throughout the season.
- All slips are filled and there are 11 people on the wait list.

ECC Committee (Craig Small):

- Craig again asked that everyone be kind to the ECC members who are just doing their job as volunteers to keep the park looking good. They will notify you of anything that needs to be done and you will have 30 days to complete it. If you need additional time just let the office know.
- Anyone who would be willing to serve on the ECC Committee should reach out to one of the ECC members.

Clubhouse Committee (Lynn Redding):

- Lynn announced that she would be stepping down as the Clubhouse Chair after this season. She asked that anyone willing to take over please reach out to her, Betty Michalak also announced that she and her husband would also be stepping down from hosting the ice cream socials after this season.. Kathy & Donnie Boone offered to take over the ice cream socials next year!

- The annual picnic will take place immediately after the meeting. You will need to get your ticket before leaving. In addition, you will get a raffle ticket that will be drawn at the picnic for 2 free tickets to any clubhouse event including the Crab Feast.

Pool Committee (John Ewell):

- The pool is open and all is going well. New pool passes will be required to use the pool after July 1. The season will be extended after Labor Day weekend until September 9 but no lifeguard will be there so you will need to be 16 years or older and will swim at your own risk.

Update on Accomplishments During the Past Year (Tammy Franklin):

- We've completed the common ground compliance and there are a few properties that are going to be brought into compliance before sale or major renovations are done.
- We added the marina to the reserve study
- We addressed an increase to homeowners to fund the Reserves with options for payment this year.
- We started working on a new reserve study update
- We started the process for dredging at the marina
- We started the process for an audit and will report
- We are looking forward to celebrating 250 years of freedom here in America
- The pool committee has decided to extend the pool hours after Labor Day with stipulations.

More volunteers are coming forward and we are implementing a Volunteer Discount Program. Volunteers will be offered a discounted price for renting of the Clubhouse based on the hours they volunteer there.

FUTURE PROJECTS:

Must do now:

- We want to recognize new homeowners by offering them a welcome bag when the materials are ordered and received. We would also like to get to know the new owners who have skills that they are willing to use to help us in different areas of the park in order to direct us in ways they think we can reduce expenses.
- The electrician has been going through the park and identified safety issues that need to be addressed now.
- Water valves have been found and identified. They will be replaced as necessary.

Future project wish list:

- We would like to digitize all records for our park so that we have better record retention.

Message from the President (Tammy Franklin):

Tammy addressed the homeowners and thanked them for all their support and encouragement. It made her feel good about the direction of the park

Message from the Board Members(Leroy Weinreich, Valerie Clark and Terri Koller:

All the Board members were grateful for the opportunity to serve on the BOD and encouraged new and longtime homeowners to consider offering to sit on the Board this year and consider submitting a resume and running for the Board next year.

Annual Financial Report: (Gary Deutsch):

Gary addressed the audience and explained why we decided to go with a new reserve study company.

Open Forum:

The open forum was held per Roberts Rules (page 368)

Election Results:

***BOD Election Results:**

Read by Terri Koller, Secretary of the BOD:

1. Total Number of Ballots Returned: **183**
2. Total Number of Disqualified Ballots: **12**
3. Election Results based on a total of **179** qualified votes:

Valerie Clark – **176** votes (3 year term)

Due to the fact that no other owners submitted resumes to run for a position on the Board and we had three open seats to fill we found ourselves in uncharted territory. We had three owners each receiving 1 write-in vote, Karen Vidi, Doug Long and George Alleman. "Due to the fact that there are no instructions to our bylaws regarding write in votes the Board will have to research and discuss how to legally proceed. Updates to follow.

“BOD positions will be made after all open seats are filled”

*** Amendment Vote Tally Results:**

1. Amendment making Requirement for Board to Follow Maryland Law Re: Reserves:
Yes-**77** No-**22**=Total votes **99**

2. Amendment Prohibiting Board Authority to Grant or Convey Common Ground:
Yes-**81** No-**18**= Total votes=**99**

3. Amendment allowing Homeowners to Vote on Amendments via Absentee Ballot:
Yes-**74** No-**24**= Total votes **98**

There were no disqualified ballots. Amendments passed with a quorum reached. **Total number of lots represented at this Annual Meeting was 101.**

***Motion to Adjourn:** Tammy Franklin made the motion to adjourn and Valerie Clark second the motion. Meeting was adjourned.