



WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
JULY 25, 2026 – 10:00 AM
WHITE HORSE CLUBHOUSE

Draft

Meeting Procedure: This is an **Owners' Only** Open Meeting. Meetings are recorded to be used for preparing the Minutes and deleted upon completion of drafting 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.

Call to Order: 10:00 a.m.

Attendance: Live – 26 / Zoom – 0 / Total lots represented 26

Pledge of Allegiance

Introduction of Board Members:

Tammy Franklin – President
Valerie Clark – Vice President/Treasurer
Karen Link – Secretary (Excused from Attending)
Doug Long – General Member
Joe Martin – General Member

Valerie Clark read a message from Karen Link regarding her absence from the meeting.

Approval of Minutes: No corrections were noted for the May 2026 Minutes nor the June 2026 Minutes so both were approved.

Property Manager Report by Janice Carr:

Golf carts are working out well in the community and people are enjoying them. Due to abuse by some homeowners, large packages can no longer be delivered to the office and all packages must be picked up promptly.

Treasurer's Reports Approval: Valerie Clark gave the Treasurer's Report for May 2026 and June 2026.

Doug Long made a motion to approve the Treasurer's Reports, and Joe Martin seconded the motion. The Treasurer's Reports were approved unanimously by the Board.

Marina Report – Phil Wood:

Marina is open and there is one boat slip available at this time. Review is still being done on dredging, working with the army corps of engineers and Maryland Department of the environment. Multiple permits will be needed after the review. We are hoping to have the dredging done in the Spring.

ECC – Susan Waskey:

Inspections are done. Please let us know if you need an extension. Please remember to include photos when submitting an ECC application. We are looking for ECC volunteers.

Clubhouse - Lynn Redding:

Still looking for a Clubhouse Committee Chair
All Clubhouse events will be on the website – volunteers still needed
Assateague Pointe has families host different events, perhaps this is something we should consider doing (we will still need volunteers).
Charity Bingo tonight to benefit the Ronald McDonald House - doors open at 6:30.
Coffee/Donuts tomorrow morning.

Pool Committee - Pauline Pulaski: Please pick up your pool passes and bring them with you when you come to the pool.

Welcome Committee-Pauline Pulaski: Everything is ready to welcome new owners.

New Business / Announcements:

Tammy Franklin provided a recap of the Annual Meeting, including information related to the write-in votes and Board appointments.

Board Assignments are as follows:

- ❖ Tammy Franklin - President
- ❖ Valerie Clark - Vice President and Treasurer
- ❖ Karen Link - Secretary (appointed)
- ❖ Doug Long - General Member (write-in and appointed)
- ❖ Joe Martin - General Member (appointed)

After consulting with the WHP attorney, the Board will be submitting a proposed amendment to the By-Laws to address how write-in votes will be handled in the future; AND, no write-in votes will be counted next year, should there be any.

Old Business/Unfinished Business:

Tammy Franklin discussed volunteers needed for zoom; ECC; clubhouse committee chair; and to host clubhouse events.

Joe Martin discussed issues related to the dumpsters.

Doug Long discussed issues related to the entrance gates, gate cards and pool passes.

Valerie Clark discussed issues related to the trespassing kids on dirtbikes and how the community and security guards should be handling the issue.

OPEN FORUM:

Please Note: Homeowners' comments (in person or via zoom) will no longer be included in the Meeting Minutes. Pursuant to *Roberts' Rules of Order*, Minutes should record only what was done in a meeting (actions/decisions), not everything that was said. Minutes are not a transcript of the meeting.

MOTION TO ADJOURN:

Motion to adjourn was made by Valerie Clark, seconded by Joe Martin, and approved unanimously by the Board.

Meeting was adjourned at 11:58 a.m.

Submitted by the President, Tammy Franklin on July 28, 2026, in the absence of the Secretary.