

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
18<sup>th</sup> day of August 2018  
10:00 AM**

**Call to Order** – The meeting was called to order at 10:00 AM by President Brian Fenstermacher.

**Pledge of Allegiance**

**Introduction of Board Members:**

President	Brian Fenstermacher
Vice President	Ed Webb
Treasurer	Tom Molyneaux
Secretary	Maria Castellano
BOD Member	Bob Harrison
Property Manager	Ted Gajewski

**REGULAR MEETING**

**Property Manager's Report** – *Ted Gajewski reported:*

- 1.) Storm Drain Pipe (out front) – MDE approved the permits and work will begin after Labor Day.
- 2.) Declarations:
  - There were 4 Phases; however, Phase 3 was done twice
  - We are currently trying to amend them to match the county codes
- 3.) Doug, our maintenance man had hernia surgery a couple months ago, and he has had some complications. He had returned to work; however, he encountered a problem and had to have another surgical procedure that was completed on August 23 and has since returned to work on September 2.
- 4.) The 4<sup>th</sup> of July party was a success with (109) Adults and (4) Children \$1,110.00 was accounted for. The expenses were \$871.90 with a profit of \$238.10

***Ted states*** “Minutes are a record of what was done, not necessarily what was said at the meeting.”

((Approximately 5 minutes through 13 ½ minutes into recording))

**AMENDMENT:**

**Lot #117 Joe Gilmore** stands and states his partner; **Sandy Morgan** was misquoted in the minutes and made a request. Sandy then says “*Why after 1/3/17, weren’t we made aware, until 18 months later of the county codes?*” She also states that there should be 4 sets of declarations, none of which match the one she has from settlement on their lot. She then stated that BOD President Brian Fenstermacher stated that they may have been given erroneous documents. Sandy would like that in writing!

**Ed Webb** – “*The 1986 Declarations are obsolete; they’ve been updated*”....per the County Commissioner

\*\*Some of the lot owners would like for the recording from July’s meeting to be placed on the website.

**Treasurer’s Report for July** – Tom Molyneaux reports

The July report was reviewed and advised that there are some large expenses coming up

A lot of expenses for July: \$80,000.00 in Utilities Only.

Happy to report the Aging Report is going down.

End of July:

\$220,000.00 General Operating Fund

\$280,000.00 Reserves

\$10,000.00+ Marina

\$900.00 Bank of America Rewards Card

The Marina only owes \$88,000.00 to the park which should take another 2 years until paid in full with the payments of \$2,500/month being paid

Additional Expenses:

- Insurance: approximately \$25,000.00
- At the end of September the Water & Sewage due \$58,000.00

Motion by Brian Fenstermacher to accept July’s report, seconded by Ed Webb. Motion carried.

### **Committee Reports - Craig Small**

Inspections done and some extensions were granted. Try to clean up around the property...remove weeds, power wash if needed. Put your lot numbers next to the front door of your unit. It must be on the unit. If you get a violation letter from the ECC, you must complete the work or you will get fined \$100.00. You have 30 days, unless you are granted an extension to complete the work before receiving the fine.

### **County Permits/ECC Applications - Craig Small**

Please contact the Worcester County Permit Office to find out if you need permits for work you would like to complete at your lot, if they say you don't need a permit then please ask for the person(s) name you spoke too, their extension, and keep time & date you spoke to them....you should include this information when you submit your application to the ECC. You must get an ECC application and approval before starting any work; even if the county requires a permit. Give us time to get back to you....we are volunteers and have been having problems with the ECC emails and we don't live here year round.

Gravel – keep inside your property boundaries and submit a drawing with your application to the ECC so we know where you are placing them.

County permit numbers are available at the office or online

### **President Brian F.-**

Starting next year, we will offer to weed and clean the yards for a fee

**Clubhouse – Ed Webb & Sue Naplachowski** - Crab Feast –Ed has had requests for beer. Hoopers has a beer truck, but it's a ridiculous amount so it's BYOB \$30.00/crab eaters \$10/non-crab eaters \$7/kids 7-12 yrs. old  
Ted – ice cream socials resume tonight – Joanne Topolski running them.

**Marina – Ed Webb** - No problems to report. Starting to rent out some boat/jet-ski slips for \$10/day

### **\*\*Amend Budget\*\* - Ted**

- Water & Sewage goes up an additional \$4/month starting in September
- Mermaid Cleaning Company is paid \$6,000.00/year
- \$3,500.00 was left from Karen's salary, \$2,000.00 was taken from the Seasonal Account, and \$500.00 was taken out of the Maintenance Account

- President Brian F. on the Storm Drain Repair – How much were the steel plates to rent so that the residents did not have to deal with the sink holes? The cost was \$4,650.00 and will be \$1,500/month thereafter.

**Lot #336** – “Were we paying an individual before for cleaning?”

**Ted** – “Yes”

**Approval of Minutes** – The minutes of the August meeting were on the tables for review. There being no additions or corrections, Brian Fenstermacher made a motion to accept the minutes, second by Ed Webb. Motion carried.

### **Unfinished Business**

**Survey for Commissioner** – Please turn in your survey so that they can be turned in to the commissioner’s office at the end of the month.

### **Lot Owners Open Forum**

**Treasurer Tom Molyneaux & Vice President Ed Webb** - As of October 1<sup>st</sup>, the park will be implementing the county rules and regulations for the “off season”. The county commissioner has a list of the names and addresses of all the “full time” residents. They stated that they are willing to work with people, but they do need the surveys to distinguish each individual’s circumstances.

Making the park year round would cost too much with no guarantee that the county would even approve it.

**President Brian F.** – “County has a good idea of who stays here year round.”

**Lot #105 - Linda?** – She asks about the Water & Sewage....”*We pay Ocean Pines for our water?*”

**Sue N.** – “*They use 3 EDU’s, which means that we get a year (set fee for each property). If you go over their estimated usage, then you pay additional.....the price for the water is obtained to filter it after usage and that is why the monthly cost was raised.*”

**President Brian F.** – The County and the park will check to see who’s staying in the park.

**Alan** – “How?”

**Lot #204?** – “Full time renters.....are they different from the homeowner’s? Can they lease year to year?”

**President Brian F.** – “It’s going to depend, but I don’t think the commissioner will give them more time, probably less time. The homeowner may have legal problems with that.”

**Vice President Ed Webb asks Property Manager Ted G.** – “Have we notified the homeowners of renters not signing new leases for 1 year?”

**Property Manager Ted G.** – “Some people already have leases until April 1<sup>st</sup>, so I told them to contact an attorney for advice.”

**Lot # 429 – Harold?** – He states that the county has to bring the park up to code if we were to become a full time community.

**Treasurer Tom M.** - Assateague Park is going through the same thing as our community and they have an employee that goes around their park, all hours to monitor the non-compliant residence. He was told that there was an attorney involved; however, the Park Manager there states that is just a rumor.

We should try to stay away from Snow Hill because it may be raising red flags.....let’s try to work with them.

((AT THIS POINT IN THE MEETING, IT BECAME VERY HARD TO HEAR THE RESIDENTS LOT #, NAMES, & SOME QUESTIONS/COMMENTS))

**Lot #326** – ((Approximately 46 minutes into meeting)) asks about the copy of the letter from the county

**Phil** – He’s concerned that the survey will give the county the information they need to monitor the full timers.

**Treasurer Tom M.** – “They already have a list of year round residents.”

**Lot #??** – A woman asks what will happen to the full timers and will the county fine them if they don’t leave?

**President Brian F.** – He wishes that the county would bend, but it doesn’t seem like they are going too. Their rules state that “No more campgrounds like WHP will be made again! He believes that the county does not like what we have here.

**Treasurer Tom M. & Vice President Ed Webb** –They discuss that Baja Campground’s Park Manager stated that the county came in and shut them down for 3 months, but their park is different from ours and the same rules/regulations may not apply.

**Lot #?? - Terry?** A gentlemen stands and states that he believes that the board and the county should be working for the residents of WHP and he thinks that the board is not doing enough and that they will do whatever the county wants them too (everyone claps). He suggests that the board change this into a year round living facility.

**President Brian F.** – *“We spoke to our attorney and he believes that it’s a battle that we won’t win.”* He also spoke to the commissioner and he stated that they will not want to change our zoning for year round, if anything, they’d change it to a horse farm zone. *“We would need an attorney that specializes in zoning because ours doesn’t, then hire an engineer to survey what we would need to do, then we would have to apply to the county for the change and they can still reject us after spending after spending a lot of money.....Do we want to burden the residents with that cost?”*

**Terry?** – Thinks we should send out a letter to the residents asking them if they want the BOD to pursue this.

**Lot #254/354??** - .....7 out of 7 commissioners to change anything....”*Did they send out 7?”*

**Vice President Ed Webb**– He states *“More people than not, don’t want year rounders’ at WHP!”*

**Secretary Maria C.** – *“We would lose all our bulk items....electric and water will be higher.”*

**President Brian F.**– *“Property tax will only go up if property value goes up.”*

**Woman stands** ((Approximately 1 hour into recording)) – *“We pay property taxes, it’s our property!”*

**Lot #437** – Woman states that she had an attorney years ago and her attorney told her that they (the attorney) have to do what we (the residents) tell them to do and we need to talk to our attorney what we want exactly. She also believes we need to send out a letter to the lot owners and find out who wants what and if need be, get a new attorney.

**Gentelman?** – Stands and says that he believes it’s more beneficial for the county to have full timers to be here all year.

**Lot #400** - She believes we should also do a survey and to suggest to the county possibly grandfathering WHP into the county rules, offering a cut off after a specific purchase date....and the board should be supportive.

**Lot #351 - Jenny** – add an option to include October and March with the 60 days to make it easier on the residents. We should send out letters with envelopes to include Lot #, so the office can keep track of whose responding.

**Treasurer Tom M.**– *“We are hoping to add additional time, but don’t want to stir the pot!”*

**Lot #61 Jon?** – *“If we can’t use our property all year, then why are we paying for water all year?.....maybe the county should think about that!”*

**Gentleman stands up** ((approximately 1 hour and 9 minutes into recording)) – Spoke about giving the BOD time and if property value goes up.

**Lot #435** – *“Get some legal advice from an attorney who specializes in our situation. It will cost us money, but we should find out from an attorney exactly what we should do and what we can do, instead of sending out letters and getting information that may not even be helpful.”*

**Lot #224 – Jack** – *“....swimming pool being closed this weekend and opening late, tell me if our property manager is not doing his job properly, I think he should be s#\*t caned!”* (everyone applauds)

**President Brian F.** *“It probably is the Park Managers fault, but the BOD should have followed up to make sure and we all take some responsibility. The most recent situation, when it was closed for a few days to be emptied, I’m not really sure how it got to that situation.”*

**Sue N.**– *“The pool was looking cloudy for a few days and then the algae grew. The company tried to shock it, but it didn’t work, so they had to drain it and then they cleaned and refilled it.”*

**Vice President Ed Webb** - *“The weather didn’t help with all the rain.”*

**Treasurer Tom M.** – *“The BOD is responsible for everything! It’s hard to run anything when you don’t live in the park and reside out of town. I care about the park and it’s our entire fault that we didn’t follow up in a timely matter and I apologize.”*

**Resident** ((approximately 1 hour and 14 minutes into recording)) – *“Why did we hire a park manager, if he’s not going to do his job?”*

**Treasurer Tom M.** – *“We are working on making things better; we are not professionals, but take great concern about 465 lot owners and everything that goes on in here and I feel responsible for things when they don’t go right. The world is not perfect and I want to get them fixed. You can ask Ted, the BOD, and the office....I send emails to get things fixed it affects me too and when the pool isn’t open, it affects my grandchildren too.”*

**Resident** ((approximately 1 hour and 17 minutes into recording)) –

Gentleman stands and says...*”In all the years we’ve been here, this is the first year ever that these things have gone on!”*

**Treasurer Tom M.** – Apologizes again... *”Be patient...”*

**Vice President Ed Webb** – *”We’ve been here 20 years and have been through 9 Park Managers, so what makes you think we’re going to get any better than what we have now? All, but 1 have left here on bad terms.”*

**Lot #200 Karen** – *”In all fairness to the BOD and Management, it’s not like the pool was the only thing on their plate this year, this was the perfect storm summer.....,everyone is being too critical, everyone is trying and people need to calm down.*

**Lot #243 Gail Martin** – *on the pool issue.....”What are the chances that we get an insurance policy if we have to close the pool again that we could use the Ocean Pines pool, is there any additional money that we could use?” Can we train people to be lifeguards?”*

**President Brian F.** – *”We can try...”*

**Property Manager Ted G. & Sue N** – It’s a lot easier to have the pool company to supply the guards. They are insured and are certified.

**Lot #009 JoAnn Topolski** – ((Can NOT hear or really make out what she was saying)) She was asking about forming some type of committee.

**Unknow Resident** – asking questions about the ECC fines and if it is legal??

**President Brian F** – Refer to Declarations Section 4.1 D, which gives the BOD explicit direction too and he also consulted with WHP attorney who stated they can fine residents.

**Danielle-** made a statement about residing in the park for 8 months of the year and leaving for 4 months ((Very hard to distinguish what was said))

**Lot #105 Linda McCoubrey** – Stands and states that she received a letter from the BOD President stating that the new secretary and her son were given permission to stay in the park through the winter since she is now employed here.....President Brian F. had no idea what she was referring too, he stated that he has not approved anyone to stay in the park, nor did he mail anyone letters regarding such!

**Lot #399-** Asked about the cleaning company and if it was actually a new cleaning person or if the park just was now using her company name...she was assured that the company and its owner are in fact new to the park; however, the resident asked if her name was Rachel, which is also a resident of the park. She was told that yes Rachel is the new cleaning lady. The resident went on to say that she is not doing a good job and that the bath houses are not being kept clean, especially bath house #3.

**President Brian F. - Lot #088** ((Approximately 1 hour and 32 1/2 minutes into the recording)) – *“The people at Lot #088 have a golf court because they are disabled and there is some confusion about this. They both are legally disabled and have disabilities. They both can legally drive that golf cart and adhere to the park rules and have insurance on the golf cart.....etc.”*

**Board Vote on Open Issues**

**Yard Sale** – Secretary Maria Costellano agrees to head the committee and have a community yard sale in September

**Fines** - Another resident stands up to find out about the renters and others who don't comply with the park rule and regulations and what was being done and if they are being fined.

**Full time living**- many residents took the floor and were asking about the full time residency again ((Could not distinguish who was who and no one gave their names or lot numbers))

**Adjournment** – A motion to adjourn was made by Ed Webb, second by Maria Castellano. The meeting was adjourned at 12:51 PM.

Respectfully Submitted,  
Meghan Jacobs  
Administrative Assitant