

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
21October, 2017
10:00AM**

Call to Order – The meeting was called to order at 10:05 AM by President Pat Heath.

Pledge of Allegiance

Meeting Procedure - President Heath explained that the Lot Owners' open forum would be before the Board vote on open issues so that the Board would have the opportunity to hear lot owners' concerns before they voted.

Introduction of Board Members

President	Pat Heath
Vice President	Ed Webb
Treasurer	Tom Molyneaux
Secretary	Brian Fenstermacher
Member	Maria Castellano

Property Manager's Report – Ted Gajewski reported:

- 1 – Office roof is done.
- 2 – At the end of Dolphin, near lot #227 there was a sink hole. Doug checked it out, and found nothing wrong. If you see it caving in again, please let us know so we can check it again.
- 3 – The annual fire extinguisher inspection was done last week. All good.
- 4 – The marina / renter surveys are in. There were about 100 replies. Most were against renters using the marina. Pat Heath will have more to say later.
- 5 – There is a Mediacom handout by the sign-in sheet. It says that about 10/25/17 you will have to re-program your TV if you do not have a digital converter.
- 6 – The laundry rooms will remain open as long as weather permits. Hopefully, at least until the end of November, or the beginning of December. Once we start getting temperatures below freezing, then we have to winterize them.
- 7 – I contacted all of the companies that gave us quotes for the pool fence, and asked them for new quotes with the specs that I supplied. So far, we only have one quote, which is for about \$20,000.00. We will wait to see if we get any more. So there may be an e-mail vote over the winter.

8 – The storm drain pipe that runs under our entrance road is rotting away, causing sink holes. So far, I have only received one estimate to repair it. The quote that I got is for \$119,000.00. We will wait to get more quotes before taking any action. Hopefully, we will get some money from the County and from Ocean Pines as they both use the pipe.

Committee Reports

ECC – Craig Small reported: When submitting an ECC application, make sure you have a drawing and the material you are using. If you have a county permit, include it with the application. We would like to have more help with inspections.

Clubhouse – No chairperson, yet. Nothing to report.

Marina –Pat Heath explained that the decision on renters is postponed until February. Renters will probably not be allowed to use the marina. However, use by immediate family is being considered. The new marina committee members will be proposing the new rules.

Phil Wood reported: If anyone wants to join, we could use help. We are going to review the rules and are considering family member use.

Unfinished Business

Pool Fence –Pat Heath commented: We are waiting on estimates.

Second Camera in Boat yard - Pat Heath commented: In order to install a camera at the other end of the boat yard, we have to find out where we can get electric.

Drainage Ditch - Pat Heath explained: With the cost to repair the drainage ditch, we have to postpone some other things until the next fiscal year. We should have more information by the February meeting. We are going to ask Ocean Pines and the County for help paying for the repair. If they don't want to help, we will contact our attorney. We will have to pay for it and have it repaired and then recoup the money later. The Board of Directors' authorizes the Park Manager to check with the banks for rates and terms of a loan.

Treasurer's Report – Tom Molyneaux highlighted the figures on the Treasurer's report and added the following comments. The Bank of America reward money will be used for some needed equipment. The WHP Operations (Marina) loan will be paid back by 2020. In delinquent revenue, the Non-Collections amount is for fines. Pat Heath commented: Some amounts on the aging report are fines. Our lawyer will not collect fines. We

have asked Ted to put fines on a separate report. One lot that is \$4802 is for sale. Lot # 169 for \$1073 is also for sale. There being no changes, Maria Castellano made a motion to accept the September Treasurer's Report, second by Ed Webb. Motion carried.

At the September meeting, we forgot to approve the August Treasurer's Report. There being no changes, Tom Molyneaux made a motion to accept the August Treasurer's Report, second by Brian Fenstermacher. Motion carried.

Lot Owners' Open Forum

Bonnie Harnly –Lot 80: Questioning the bath houses and laundry. At the beginning of summer, they were clean. Now they are not clean. Karen walks in each bathroom and right back out. The laundry at #1 is also not clean. Pat heath commented: Please report these problems to the office. Ted can address this with Karen.

Barbara Smith –Lot 344: Has the electric gone up? We were not here more than day at a time. My recent bill was \$214.45. Ed Webb commented: It was hotter this summer.

Jeff Zablocki- Lot 343: I came to the last meeting to talk about boat slips. I said there were two separate owners sharing a slip. I can't share my slip. I already gave up my slip. I would like to share a slip with my brother. Pat heath commented: We are trying to change the rules. But, we have issues like parking to consider. Ed Webb commented: Main thing is to update the rules and regulations. Presently sons and daughters can't use the marina. We need to update the regulations. Jeff commented: In the past people were sharing slips.

Fran Reinhard- Lot 332: I have been in the park for 10 years. This is my first BOD meeting I have come to. I want to do concrete. I put in an application in early summer. I had not heard anything. I don't know anything about construction. I did not know what a drainage plan was. Pat commented: I am pleased that you picked Mr. Murray's company. I apologize that you were held up. Fran continued: Should we ask Ted or the ECC. Who should I call? Ted Gajewski commented: For now go through me.

Sue Naplachowski - Lot 60: Are we treating the phragmites and other weeds? For the drain pipe, talk to Mark Testerman. Could we put grates on the top so that we can clean it out? Pat commented: I think it was clogged.

Sue continued: Can we spray the weeds at the marina? Ted Gajewski commented: The marina was on the Weedpro list, but they didn't do it. . I have been in the park for 10 years.

Unknown lot number asked: Can my son use the marina? We should open marina to family members but not renters. Pat Heath commented that the homeowners of renters pay fees just like other homeowners. They still need insurance, registration etc. and pay a sticker fee to use the marina.

John Dehne- Lot 308: Are we sealing the wood at the marina? Ed Webb responded: Not yet.

Karen Link - Lot 399: Siblings use of the marina must have an age limit; like 21. The \$154,000 that the marina owes will be spent on the pool and other things. Renters should not be allowed to use the marina. Ed Webb commented: Lee Williams has said that mistakes were made when he created White Horse. He corrected these at Assateague Point. In response to a comment from someone who did not state their name or lot number, Pat Heath commented: We can't control what you do with your property. It is between you and the county.

Gail Grauer –Lot 378: I work in property management. I have been listening to the renter debate. Owner pays for amenities; so the renters should be allowed to use those amenities. Pat Heath commented: If you have a complaint, put it in writing. Ed Webb commented: Ocean Pines has a major drug problem. This county also has a drug problem.

Craig Small – Lot 354: This is no different than you have at your other house. This can happen anywhere. It is cheap to live here. This was a campground. If the county comes in and makes us upgrade to full time, it will be expensive. Pat Heath commented: I had a problem with my neighbor across the street. She would yell at our contractors. I called the police.

Board Vote on Open Issues None

Adjournment – The meeting was adjourned at 11:07 AM on a motion by Pat Heath, second by Maria Castellano.

Respectfully Submitted,
Brian Fenstermacher
Secretary