

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
ANNUAL MEMBERSHIP MEETING**

**24 June, 2017**

**10:00AM**

**Meeting held at Showell Elementary School**

**Call to Order** – The meeting was called to order at 10:00 AM by President Pat Heath. Pat commented that when she was at the pool, someone mentioned that the Board of Directors' gets paid. We don't get paid; we are volunteers. In addition to the board members, owners from 46 lots were in attendance.

**Pledge of Allegiance**

**Introduction of Board Members**

President	Pat Heath
Vice President	Rich Zaworski
Treasurer	Georgine DeBord
Secretary	Brian Fenstermacher
Member	Sue Naplachowski

**Introduction of Committee Members**

**Election**

Dave Page  
Bill Rosenbaum  
John and Linda Underwood

**ECC**

Sue Gajewski  
Danny Heath  
Sue Waskey

**Clubhouse**

No committee members.  
4<sup>th</sup> of July will be hosted by Betty Michalak

**Marina**

Ed Webb  
Phillip Wood  
Norman Ross

## **Introduction of Board of Directors' Candidates**

Bob Harrison

Bud Hefflin

Brian Fenstermacher

Ed Webb

(Michael McCarraher, Maria Castellanno, and Tom Molyneaux were not present)

## **Minutes from 2015 and 2016 Annual Meetings**

The minutes of the June 2015 meeting were available for review. Georgine DeBord made a motion to accept the minutes, second by Sue Naplachowski. Motion carried.

The minutes of the June 2016 meeting were available for review. Rich Zaworski made a motion to accept the minutes, second by Pat Heath. Motion carried.

**Accountant's Report** – Phillip from CG Accounting Group went over the Year Ended March 31, 2017 Financial Statements. The following items were highlighted:

Dues are tax exempt.

The \$13,658 in Accounts receivable is a timing issue.

The \$18,523 in Accounts payable is also a timing issue.

The Bank of America loan was paid off.

The Credit Card liability is a timing issue.

Bud Hefflin Lot 355: asked about Laundry income. Pat Heath explained that we will be renegotiating the laundry and will explain more at the July meeting.

Phillip continued: Electric expenses which are passed through were high this year. Fines went up and late fees went down.

Barbara Price Lot 211-212: asked about the marina loan. Pat Heath responded: \$5/month of dues pays down the marina loan. It goes into operating then into the marina account and back into operating. The slip fees in 2016 and 2017 were used for dredging.

Barbara Price Lot 211-212: Would like a comparison from 2016 to 2017.

Phillip continued: Explained the revenues going into operating versus reserves on page 4 & 5 of the report.

Expenses: A depreciation expense of \$67,587 was for the depreciation of the marina.

Gain on the sale of the truck was income of \$2983.

Ed Webb Lot 216: Asked about the electric car. Phillip responded: It does not show on expense, it shows on balance sheet. \$5700 combined on equipment line.

Bud Hefflin Lot 355: Asked about insurance costs. Pat Heath responded: Buildings etc. are covered. No coverage on marina. Phillip responded: We also have insurance on the board for fiduciary responsibilities.

### **Park Manager's Report –**

- 1 – There are a few copies of reports on the table as you enter if you want copies – there is a phone list of contractors, a copy of an article from the OCEAN CITY TODAY about the water rate increase, the annual financial report, and the annual water quality report.
- 2 – We finally have the jet-ski dock permit. We will contact the contractor in Fenwick to begin installation.
- 3 – We have the new pole and light in the boat yard for the camera. I'll contact Tracy to install the camera.
- 4 – Construction of the kayak rack extension is under way.
- 5 – Drainage work is continuing. We have one more major drain to finish, and then we can start on the minor ones.
- 6 – Bath house #1 had to have one wall repainted. It was peeling badly.
- 7 – The office roof is leaking during heavy winds. I will get estimates in the fall.
- 8 – I had a "NO WAKE" buoy installed at the entrance to the marina.
- 9 – Special thanks to Ed Webb. He checks the marina and boat yard at least once a day, and reports to the office for updates.

Joann Topolski- Lot 9: I would like the pine cones and debris removed from between lot 5 and 6.

### **Committee Reports**

ECC – Sue Gajewski reported: First inspections are done. The committee members don't live here. We started in middle of May. I have noticed people coming down earlier to work on units. If you received a checklist, you need to fix those items. Call the office if you need an extension. Tom Kessler-Lot 423: There is a tree growing into the side the trailer next my lot.

Clubhouse – Pat Heath reported: Betty Michalak is doing the 4<sup>th</sup> of July. Betty Michalak-Lot 398: I don't know how to do pit beef. We will do

BBQ chicken, hot dogs and hamburgers. Georgine DeBord commented: I would like to thank Debbie James for doing Memorial Day.

Marina –Ed Webb reported: We recommend preserving the wood on the marina. We need time to look into this. Kayak rack spots are available for \$35. Boat slips: We went through 28-30 names on the waiting list. We could have empty slips next year. We have rental slips and a better ramp. We have gotten complaints about slip fee increase. \$500 is still very cheap. 14 new slips were filled. 8-10 of these were new boat owners. They don't know how to tie up. We had a boat sink last year. Georgine DeBord asked about the boat tie up training. Ed Webb responded: I don't want involved in that. Ed Webb continued: Some new pontoon boats have only one door. Some are on the wrong side of the finger pier. I have been trying to switch slips to get the doors on the side of the finger pier. Debbie Assadi-Lot 49: Asked how far in advance to book a rental slip? Ed Webb responded: We have 2 rental slips plus 2 others we can rent. You can get a slip at a moment's notice. Barbara Price Lot 211-212: Asked is rental slip fee of \$10/day goes to the electric and water. Pat Heath responded: It is not billed that way. Electric usage at the marina is small. Brian Fenstermacher commented: The lights at the marina are for everyone. Debbie Assadi-Lot 49: Commented that she recently bought here and that the marina was a big reason. Bryan Koller-Lot 272: Marina adds value to our properties. Why are there so many complaints? Pat Heath commented: All of our amenities add value. When you buy here, you buy these amenities. Christine Dehne-Lot 308: How long do you have to buy a boat when your name comes up? Ed Webb replied: 30 days. I would like to change to give you till the end of the year. Bud Hefflin-Lot 355: Don't take it like people are against the marina and pool. Guy Furrow-Lot 165: I just bought. If you turn down a slip, do you go to bottom of the list? Pat Heath responded: You have to ask to be put on the list again.

## Notices

**Election Change:** Pat Heath reported: The Board of Directors' became aware of difficulties with the ballots. If we would have let election go through, Maryland law would invalidate election. We sent out new ballots that blue. It was a mix up stuffing the envelopes. Christine Dehne-Lot 308: Some that own two properties got two ballots and put both in the same envelope. Susan Finely-Lot 461: Are ballots opened before the counting day? How did you know about the problem? Pat Heath responded: People told us they received two. We did not open the ballots. You can bring the new ballots to the July meeting.

**Water bill Increase:** Pat Heath reported: We just had an increase. Georgine sent me the article about water. I went to the meeting at Snow Hill. This is what I was told. “White Horse Park is service by the Ocean Pines Service Area. When Ocean Pines has a rate increase so does White Horse Park. However, in FY16 Ocean Pines had a rate increase and by accident we did not increase White Horse Park. Therefore, we had to correct this by increasing the White Horse Park rate in FY17. Ocean Pines is raising rates in FY18 and that is the reason White Horse Park is getting another increase in FY18.” July 1 the water and sewer rate will go up to \$122/quarter per house. Georgine DeBord commented: For July White Horse Park will absorb the cost. Starting August 1 you will pay \$131/month (\$90 in HOA fees and \$41 for water& sewer). Pat Heath continued: We separated dues from water. We are not charged by usage. We are charged a flat rate for 465 houses. We are not charged for the marina, pool, or bath houses. There is nothing the board can do about it. The county does not contribute to the water company. Debbie Demchuk– Lot 437: My mother prepays whole year. In December she will owe. Georgine DeBord responded: It \$4/month. She can send the extra \$20 anytime. Marge Webb – Lot 216: Glenn Riddle is only paying \$10 more than us. Pat Heath responded: We don’t know; there could be underdeveloped lots. Betty Michalak – Lot 398: Life is wonderful in White Horse Park.

**Pit Beef for July 4<sup>th</sup>** – Pat Heath reported: We will have BBQ chicken, hot dogs and hamburgers for the 4<sup>th</sup> of July.

### **Projects in Progress and Future**

**Boatyard for Fencing:** – Pat Heath reported: Park owns several hundred feet behind the boat yard. We will have the trees trimmed back in the fall.

**Pool Repairs:** – Pat Heath reported: Pool is OK for now. We have a new pump and made some minor repairs. Resurfacing will cost \$35,000 - \$36,000 in the future. 365 ft of chain link pool fence will be used for the boat yard. Then a new pool fence will be installed.

**Road Repairs:** Pat heath reported: Some places need patching. We want to hold off on major repairs.

**Sewer Pumps:** – Pat Heath reported: We had problems with the Black Duck sewer pump. Marge Webb – Lot 216: We should reiterate in the newsletter about not flushing wipes etc. Georgine DeBord commented: I suggest giving instructions to renters.

Ted Gajewski commented on pool: The new pol pump is plastic and should last longer. We also got a new chlorine feeder.

**Jet-ski Docks:** Pat Heath reported: Jet Ski docks are brand new for us. Let us know about other marina rules for jet skis.

Pat Heath reported: There is no quorum. 46 lots represented; 70 would be a quorum.

### **Lot Owners' Open Forum**

Bryan Koller Lot 272: I would like to praise white Horse Park. I have been looking for year for a place to bring my family. Other places are either expensive or not maintained. I commend the board for their job. This is the best kept secret.

Gloria Sanders Lot 46: We are trying to sell in Ocean Pines. We want to stay in White Horse Park. We bought our property 10 years ago. We got back from Florida on May 4. Everything was OK. Alter the electric was intermittently going off. An electrician was sent. The plug was corroded and prongs were broken. I asked if am responsible. I was told the park was responsible. Plug was replaced and it still didn't work. Plug was pulled from refrigerator and electric came on. I received a bill. I don't mind paying for wires to house or the man's time. Ted Gajewski commented: we expected you to pay half. Gloria continued: I lost the first bill. Second bill did not have note to pay half.

Dawn Thomas – Lot 450: We go to Florida in the winter. When we came back pipe where turn off is would not turn water on. Sand had gotten around the valve. I was told I had to fix it at a cost of \$600. Rich Zaworski commented: You have to dig it out and replace the valve. When you screw the cover on, don't over tighten it.

Guy Furrow – Lot 165: We are new. You are saying that the electric to the meter is the parks; after the meter is mine. Water to valve is parks. What about sewer? Pat Heath responded: Sewer is White Horse Park's to where it enters your house.

Linda Underwood – Lot 180: We appreciate turning in ballots ahead of time. All four people have to count each ballot. It takes hours.

Craig Small – Lot 354: Electrical box burned up. I told the guard who called the fire department. I checked breaker box. Electrician fixed wire to water heater. Showell Fire Company will show up if you call them.

**Adjournment** – The meeting was adjourned at 11:40 AM on a motion by Georgine DeBord, second by Pat Heath.

Respectfully Submitted,  
Brian Fenstermacher  
Secretary