

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
17 March, 2018  
10:00AM**

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

**Pledge of Allegiance**

**Meeting Procedure** - President Heath explained that due to surgeries she did not make it to Snow Hill last month like she said she would. She apologized for not going. Pat also 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 – After the nor'easter earlier this month, I toured the Park and found about 18 houses with some wind damage. Most owners were contacted. Joe fixed some with minor skirting issues. The pool cover blew off and broke the fill spout. Doug, Joe, and the plumber have repaired it. Waiting to repair the concrete. Part of the boat yard fence got blown in.

2- The first week of the month, Mediacom was here replacing the main cable at our entrance and up Beauchamp Road to the first intersection. They replaced the old cable with a fiber optic line.

3- On Monday 3/12, I met with the engineer and the permit company, to begin the process of replacing the storm drain pipe. They both believe that we will not need a wetlands permit. Good news, not only because it costs \$750.00, but also because it is a long process to get the permit. They also felt that the estimate that we got for \$119,000 was way too high. Hopefully they are correct. Ted showed the sketch of the drainage ditch and explained how slip lining could be used to repair the pipe. We hope to slip line the

whole pipe. At least part of should be able to be slip lined. Some owners have expressed an interest in doing the work.

4- Doug came back to work on Wednesday 3/14.

5- Estimate for the camera in the back of boat yard:

Advance Security	Camera	\$3500.00
Choptank	Pole & Light	\$\$650.00
Sure Electric	Wiring	\$595.00
Adkins True Value	Trench Rental	\$85.00
Total		\$4,830.00

**Approval of Minutes** – The minutes of the October meeting were approved on a motion by Pat Heath, Second by Ed Webb. Motion carried.

The minutes of the February meeting were on the tables for review. There being no additions or corrections, Pat Heath made a motion to accept the minutes, second by Brian Fenstermacher. Pat and Brian were the only members at the February meeting.

**October – January Treasurer’s Reports** – Tom Molyneaux made a motion to approve the October – January Treasurer’s reports, second by Ed Webb. Motion carried.

### **Committee Reports**

**ECC** – Craig Small reported that they had 6 applications approved.

**Clubhouse** – Pat heath reported: Minimal tickets were sold for the St. Patrick’s Day dinner; so we had to cancel it. Sue Gajewski commented: I was looking forward to St. Patrick’s Day. Unfortunately ticket sales were low. We will not do it again next year. Thanks to all who attended in past years.

Pat continued: Still no volunteers for the events through the summer. Without volunteers those events will not happen.

**Marina** – Ed Webb reported: Phil Wood is the chairperson. I have still been getting calls. I will refer to you Phil. All slips have been filled. We have one rental slip. Norm is Phil’s right hand man.

## **New Business**

**Budget** – Pat Heath commented: The budget is on the table for review. Questions can come before the vote.

**February Treasurer's Report** – Tom Molyneaux highlighted the figures on the report. \$2500.00 was paid out of the Marina Operations for the railing at the gazebo. \$1092 of BOA rewards cards left to spend from last year. Last year we had \$4000 of rewards. Delinquent Revenue is very low. Ed Webb made a motion to approve the February Treasurer's report, second by Maria Castellano. Motion carried.

## **Unfinished Business**

**Second Camera in Boat Yard** - Pat Heath commented: We will delay this until we fix the storm drain and the front entrance.

**Storm Drain** - Pat Heath commented: The Board will hold off on other things until we get the front entrance repaired. Some owners have expressed an interest to help with the repair work.

**Marina Rules** - Pat Heath commented: Marina rules have been tweaked. Will vote on at end of meeting.

**Pool Fence** - Tom Molyneaux commented: The pool fence sample is on the counter.

## **Lot Owners' Open Forum**

Tim Mummert –Lot 391: On Timberline from lot 389 to 398, the back yards near the swale need to be fixed. I had said something to Ted last year. Ted Gajewski responded: It is hard to get equipment in there. We will dig it out by hand.

Bud Hefflin –Lot 355: Down by the boat parking area, there is a large tree removal truck. Why is this allowed? Ted Gajewski responded: This is being taken care of.

Michael Coble- Lot 74: I live 3 hours away and come down almost every weekend. I notice a lot of full time people. I wondered why the tow truck

and tree truck were here. Most full time people seem to be rental properties. Pat Heath responded: If they have tags, they can be parked in their driveway. Ted Gajewski commented: The tree truck has been fined.

Bud Hefflin –Lot 355: Why can't the Board vote to change the rules? Can we cancel the tree truck gate pass? Pat Heath commented: We have 465 houses. Only 70 showed up at the annual meeting. Most people don't care what is going here.

Chuck DelMartin –Lot 195: I bought here for a vacation home. I am not interested to be on the board. I talked to Lee Williams about the bylaws. When the zoning board realizes this is full time, taxes will go up. Pat Heath commented: If the zoning board gets involved the problem will be solved. A lot of people bought here to retire here. Our obligation is to tell you when you buy here, that you can't live here year round. We can't control what you do. Chuck continued: I have had section 8 living next to me.

Ed Webb commented: The lawyers will not collect fines. Pat Heath commented: We could raise the fines. Lawyers will only collect dues; not fines or late fees. Ed continued: We owed \$5000. That is much better than it has been in the past. Pat Heath commented: We can keep fining the house of the tow truck owner.

Bob Raymond –Lot 371: Bob wrote the board a letter of appreciation on Feb 14. Bob read his letter; thanking WHP for the help he got during the winter.

Ed Webb: I saw complaints about snow removal. I got calls about it too. The snow removal company did not give us priority. The speed bumps don't allow plows to scrape the roads clean.

Tom Molyneaux: The Board does not respond to social media. Some of us read social media. You should go to the WHP website and send the Board a message. I posted a link to send the Board a message on social media. We did not get any messages.

## **Board Vote on Open Issues**

**Marina Rules:** Copies of the proposed new marina rules were on the tables for review. There being no additions or corrections, Tom Molyneaux made a motion to approve the new marina rules, second by Ed Webb. Motion carried.

**Budget:** Copies of the proposed budget were on the tables for review. There being no additions or corrections, Brian Fenstermacher made a motion to approve the budget, second by Tom Molyneaux. Motion carried.

**Adjournment** – The meeting was adjourned at 10:58

Respectfully Submitted,  
Brian Fenstermacher  
Secretary