

WHITE HORSE COMMUNITY ASSOCIATION, INC.  
ANNUAL MEETING, June 26, 2010  
At Showell Elementary School @ 10:00 a.m.

The meeting was called to order by President, Bunnie Jenkins at 10:00 a.m. We waited until most homeowners had signed in before starting the meeting. Phil led us in the Pledge of Allegiance. Those Board members present were Bunnie Jenkins, President; Phil Rensch, Vice President; Loretta Donaldson, Secretary; Barbara Price, Treasurer; Will Goheen, Member and Bob Raymond, Member. Ted Gajewski, Member was excused.

The Park Manager was introduced and was applauded.

The minutes of last years meeting were read. Jerry Mathison made a motion to accept the minutes, second by Stan Campbell. Vote found all in favor, motion carried.

Ed Webb and Sue Naplachowski gave a presentation on the marina. Ed said that a camera has been installed, the lights have been put on timers, a disability ramp has been installed, stone was spread in the boat yard, the boat yard has been cleaned up and John and Bob have repaired the gazebo. The rest of his report is attached.

Ed Webb gave the result of the Wi Fi survey. He suggested that the Board do a little more research before making a final decision.

Proposal # 1 – 68

Proposal # 2 – 17

Proposal #3 – 94

Bunnie thanked all for their opinions.

The CPA, Debbie gave her report and answered several question from the Homeowners.

Announcements:

Bunnie gave Ed Webb a plaque is appreciation of all his help with the marina and helping to repair it after the storm. She gave Sue, the Park Manager plaques to present to John Denner and Bob Lawrence for their work on the marina. A plaque was also given to Sue to present to the Security Staff for keeping good records of the comings and goings of people visiting the park which allowed us to void the park of drug dealers.

Homeowners Forum:

Ric Smith #43: Ric wanted an explanation on the rules and regulations have 2 dates: 3-18-10 and 3-20-10. The only difference was the changing of some words, i.e.: shall instead of will, etc. This being a personal issue the Board will hear his appeal.

Jerry Mathison # 209 said that since we have a quorum, he wanted to make a motion to allow golf carts in the park. This requires a change in the By-Laws.

Bonnie Harnley #80 said that there was no warning letter about the boat stickers and just got a letter about the fine. She felt if one letter could be sent so should the other. She said she has been fighting for years to have a unit near her cleaned up and that they should be given fines also.

Ed Webb #409 said he didn't know that the fine was going to be \$100.00 and thought people were just going to get warnings. He said people draw us out until August to pay the sticker fee. He has to go to Salisbury to find out who owns the boat and this cost us money. Someone suggest since gas is being discharged that we call DNR. Ed said DNR are busy and put us on the back burner.

Karen Boon #200 said she is not a boat owner but said Ed and Sue gave a great presentation. She also commented on Sue pulling weeds and all of Ed's work on the marina.

Glen Edwards #83 said he appreciates all that Sue has done. He said she is the best manager we have had since Don and Ann. He suggested larger stop signs at the speed bumps leading to the pool. He said that people don't stop at them and he has seen several children almost hit while coming out of the pathway. Remember the speed limit is 10 MPH. He suggested closing the gat at Timberline at 11:00 p.m. to make everyone use the front gate after that hour. He also said there are too many commercial trucks on sites and that they should be removed.

Dave Beauregard #52 asked if information could be put out in the newsletter to boat slip owners if they are not going to use their slips, so others could use them. Ed Webb said that he has a list of owners who only use their slips a few weeks of the year and that others can rent them. They have to go through the marina committee to do so. He questioned the Wi Fi if we needed to supply outlets.

Shirley Skillman #30 said there are a lot of houses in disarray and question what is being done. Bunnie told her that 40 warning letters have been sent out. She question the fine if they don't clean up and was told \$25. They will be re-inspected after this meeting.

Craig Small #354 stated as a member of the ECC committee he is concerned about people putting down impervious surfaces because of it causing run off onto other peoples units and in the road ways. Bunnie said the rule changed and they have to stand. We cannot deny them as it stands now. Craig said that the more imperious surface you have the water will go everywhere. The size should be limited.

Richard Sexton #438 went to the county and they said that even gravel is impervious.

Stan Campbell #303 asked who changed the rule. He was told several boards ago.

Barbara Price #212 said she has lived here for 17 years and was on the ECC committee 15 years ago. Then the concrete was limited to 200 sq. ft. When the roads were put in it was said no asphalt driveways. That board passed it all responsibility to the county. She thinks the ECC committee is trying to protect all of us. Ocean Pines have swells to protect property. If we have to do that it will be very expensive.

Judy Bernard Sessa #458 said she worked for a telephone company. She would like to look at the proposal that the wi fi gave us. She feels she can do something that will eliminate some of the cost. Sue will give her copies of the proposal. She feels that if we have wi fi that the children will play their games on the internet and not cause any problems in the park.

Henry Moulden # 434 stated that during the snow storm his roof collapsed. He said snow was pushed up against his unit and was told we could not get in. Three panels had to be removed, everything was ruined. Other people had problems and paid to have the snow removed he was not offered this service. He said if you have a Silver Top watch out for the snow. They will not help that you have to go to a distributor. He said the adjuster didn't know anything.

Willai8m Jones #347 said his neighbor has an unsightly site.

Steve Smith #277 said one of his questions had been answered. He said when the roads went in he inherited water problems. He has black top people coming in to stop this. He said Sue was trying to help.

Sylvia Devilbliss # 335 thanked the board saying it was not an easy job. To Ed Webb she said "God Bless You" and asked that he research the grant. She is against opening the ramp to the public. She said rules and regulations are set, pay when you mess up. She was disappointed that we didn't have an estimate for the marina repairs. If it requires a vote, do it and get it done. As to the board she would like it to stay a 7 man board. She feels there would be more control and less wining and dinning. She suggested a camera at the pool and outside the bathhouses. She feels they would be less expensive than repairs that have to be done. We have already talked to Jake about this.

Bob Raymond #371 stated that we do not have enough people to run for the board. He feels a 5 man board is sufficient. Jerry Mathison said they didn't give the people a chance to run.

Josie Chenowith #147 Thanked Sue for her pleasantness. She said she never wanted to go to the office before because of the way she was treated. She liked the doggie stations.

John Sales # 149 – Suggested an advisory board to act between the homeowners and the board. He says the board doesn't understand how the homeowners feel.

Ed Webb #409 would like a 7 man board. He feels that if each board member was assigned to a committee the people could go to them and cut down the stress on Sue.

Barbara Price #212 stated that in the last 5 years 8 have resigned from the board, 6 not running again. She said it will be difficult to keep a 7 man board.

Timothy Mummert #391 said he came to hear from Sue.

Bunnie read a letter from Ted Gajeski stating that he would like the board to reconsider the AED. It is only half of what the wi fi would have been and that the treasurer had already included the wi fi in the budget.

Gloria Bougourd #61 said she has had by-pass surgery and agreed that an AED should be purchased.

Pat Young #288 said that when she was on the board that they rode around the park and cited the units that needed improvement. She suggested that the board do that. Bunnie stated that she and Phil walked every inch of the park and that is why 40 letters were sent out. These people have 30 days to improve the appearance of their units or a fine will be imposed.

Shirley Skillman #30 asked why she wasn't informed that she wasn't on the ECC committee. She said someone should have told her and Bunnie agreed.

Ed Webb #409 recommended that we resend the fines. Sue Naplochowski disagrees with the motion. She said we have to start somewhere.

Bob Raymond #371 cannot understand a \$100.00 fine for not getting a boat sticker and only \$25.00 for failure to keep your unit neat.

Bob S #366 He thanked Sue. He was called during the snow storm. He asked what he could do and was told that someone in the park could do it for a fee. Sue rode around in her own vehicle checking on units. He has only accolades for her. He agreed with the rules and regulations. He complimented Sue saying she is the best manager. He agrees with homeowners being here all year. He feels they are another set of eyes. He said that other people living in other parks don't own the property and have to pay ground rent. He gave compliments to all stating that you have problems and that you are doing the best you can.

Sue Napolchowski said we need the rules without them she could not have gotten people out of here that were a problem. During the snow storms some guards could not get here and other guards and maintenance came in to cover. Trying to do the best got overwhelming. Serpe cleaned off 90 roofs. There was 5 inches of ice and snow on roofs. She said she was sorry about the ones she missed.. A nor'easter brought in water she has never seen before, water was up to the steps on homes on the row by the marina. Trees have come down. She said she rode with the guards and fixed skirting on the units where they had blown down. Debris from St Martins River came up to our shores. Mark Testerman helped with removal. A backhoe has been purchased. At Christmas

decorations were put up and she is considering a contest for next year, with a prize being a hanging basket. People have Pride in the Park. She power washed the deck of the pool and some owner offered to help. She planted one plant at the pool and little by little people have offered to help. All the plants around the pool have been donated. Please keep the rules. She asked for volunteers for the pool committee. It is rough for her to keep control of the pool as well as you the homeowners. (Laughter). She is having the lifeguard call with the chemical readings. Three lifeguards have been fired. Tom is a good with kids and when only little ones are in the pool he goes down with them. She asked that if we see the lifeguards reading magazines, etc, texting or talking on the phone to please call her. There will be a 4<sup>th</sup> of July party on July 3 with Sponge Bob making an appearance. Someone asked about the hot dogs and Sue said they are being sold between 11:00 a.m. to 1:00 p.m. on Saturdays. A gentleman said he knew that the chairs at the entrance gate were to be raffled off but liked the display and asked that it be kept. She said she was Proud and Pleased to be our Park Manager. She said to stop in any time and have coffee and chat. She stated that although she will be in the office at 7:00 a.m. she needs to get things going and asked that homeowners wait until 7:30 to come in. In the afternoon they have to do backups, etc and asks that people don't come in after 2:30 p.m. except for emergencies. If you call an ambulance make sure you call the guard so he can open the gate. Mrs. Gibson #102 passed away yesterday.

Bunnie thanked Bob and Ted for their services on the board.

Jerry Mathison made a motion to adjourn the meeting, Craig Small second. Vote found all in favor.

The meeting was adjourned at 1:10 p.m.

Respectfully submitted:

Loretta M. Donaldson, Secretary