

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING**

18 February, 2017

10:00AM

Call to Order – The meeting was called to order at 10:04 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	Rich Zaworski
Treasurer	Georgine DeBord
Secretary	Brian Fenstermacher
Member	Sue Naplachowski (excused)

Property Manager's Report – The Property Manager reported:

Clubhouse:

- 1 – One water leak was repaired from de-winterizing.
- 2 – Fire extinguishers and the ANSUL system have been inspected.
- 3 – HVAC filters have been replaced.
- 4 – St. Patrick's Day party – March 18, 2017 6-8 PM.

Marina:

- 1 – Dredging is moving along. Delays to weather (mud).
- 2 – 9 slips will be available to those on the waiting list.
- 3 – Stone has been delivered to the boat yard.
- 4 – I met with an electrician to get an estimate to install a pole and light in the boat yard (also for a camera)
- 5 – I e-mailed Chris McCabe about the permits for the jet-ski docks. State has been approved. County should be approved by March 15th.

Miscellaneous:

- 1 – The bulbs in the driveway light posts have been replaced with LED bulbs that Rich Zaworski supplied.
- 2 – I met with an engineer in October to discuss the Black Duck sewer issue. I also met with an electrician to discuss the possibility of larger pumps. We ordered two new pumps for this season. If we continue to have problems, we will explore other options.
- 3 – Drainage work is continuing throughout the Park. Doug & Joe have been running into issues with tree roots, wiring, and pipes, which tends to slow the process somewhat.

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

Treasurer's Report – Georgine noted that we have \$4539 in collections and the bulk of that is one for \$3409. Pat commented that hopefully this house will be sold before the end of the season. Georgine continued that we had extra overtime expenses because Doug came in to plow the snow. Rich Zaworski made a motion to approve the Treasurer's report, second by Pat Heath. Motion carried.

November, December, and January Treasurer's Report - Brian Fenstermacher made a motion to approve these Treasurer's reports, second by Rich Zaworski. Motion carried.

Committee Reports

ECC – Sue Gajewski reported that inspections will start the first week of May. Owners will be getting a check list of things that will be inspected prior to inspections starting. A big issue that will be emphasized is mold. A reminder was given: If you do anything to the outside of your home, you need to get ECC approval. The ECC committee members were introduced (Tom Molyneaux, Dan Heath, and Sue Waskey). Georgine mentioned that she has used a product called House Wash that can be purchased at Home Depot to clean mold off of your house. It is easy to use. Attach it to your hose and spray it on then hose it off.

Clubhouse – Sue Gajewski reported that the St Patrick's Day party will be on March 18th from 6-8 PM. Only 40 advance tickets will be sold for

\$12 each. The food will include corned beef, cabbage, potatoes, and soda bread. Soda, water, and coffee will also be provided. There will also be music. Donated deserts will be appreciated. Pat Heath mentioned that help is needed for the 4th of July, Labor Day, the 2 fish fries, and the ice cream socials.

Marina – Ed Webb reported that there are 10 open slips (and maybe 2 more that have until the end of the day to respond) that will be available to people on the waiting list. You must have a boat before you can get a slip. We will be checking that registration numbers match insurance information and that owner of the boat is on the deed to the property. Utility trailer storage will be \$100. A fine will be imposed if there is no sticker by 6/1. If you can't get here to put your sticker on, send your insurance and registration information with your payment to the office and Ed will apply your stickers for you. Ted mentioned that he will be keeping a list of when your insurance expires and you will need to show proof that you renewed your insurance. Ed continued that we will have 2 boat rental slips available for \$10/day. We can also rent 4 other slips where the slip holders only use their slip a couple of weeks of the year.

New Business

April meeting date has been changed to April 22.

Year round occupancy - We have received communication from Worcester County Commissioners regarding year round occupancy of units in WHP. This is a result of correspondence they received from a concerned property owner. The Board of Directors and Management of White Horse Park directs you to Section 3 of your Declarations, specifically 3.1c, which relates to occupancy. If you no longer have your Declarations, they are available on the website under Governing Documents, or you can get it in the office.

Unfinished Business

Dredging – Should be done before boating season.

Jet-ski Docks – Waiting for permit from county. Will have 6 slips rented by the day.

Cameras for clubhouse – Ready to start installation.

Pat explained that Ted will be a full time park manager. This will give us consistent everyday management.

Lot Owners' Open Forum

Joanne Page – Lot #48: Joanne commented that the sewer pump lights are not on. Ted explained that the green light is burned out and the red only comes on if there is problem. Joanne said the smell is bad depending on the wind direction. Pat commented that we have spent \$5000 repairing the Black Duck sewer pumps. We have talked to engineers and are working on a solution. There are 65 houses that use that pump. Someone has been flushing wipes that burn up the pump. Everyone's dues are paying for these repairs.

Betsy Metzger – Lot 13: Ocean Pines is getting natural gas. Are we getting natural gas? Pat commented that we are not getting natural gas. We would have to dig up our roads.

New Business (continued)

Presentation of draft budget - Georgine explained how we come with the budget. We go line by line looking at the past year and what we expect next year. Income is fixed by our HOA fees. We use the Bank of America rewards to pay for unexpected things.

Open positions on board of directors – Pat explained that there will be three openings on the board this year. Two positions are three year terms, and one position is a one year term. Candidates should submit their resume by May 11. The position filled with the least votes will get the 1 year term. You can introduce yourself at the May meeting.

Pat encouraged people to read the newsletter. If you have e-mail tell the office so they can e-mail it to save money instead of mailing it.

Georgine mentioned that you can give you cell number to the office to receive text message alerts for emergencies or electric and water outages.

Board Vote on Open Issues – No open issues.

Adjournment – The meeting was adjourned at 10:49 AM on a motion by Georgine DeBord, second by Rich Zaworski.

Respectfully Submitted,
Brian Fenstermacher
Secretary