

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

**Call to Order** – The meeting was called to order at 10:00 AM by President Pat Heath. In addition to the board members, owners from 20 lots were in attendance.

**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. Board of Directors candidates will be given an opportunity to make a short presentation.

**Introduction of Board Members**

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

**Property Manager's Report** – The Property Manager reported:

- 1 – New pump and chlorine feeder have been installed for the pool.
- 2 – All pool furniture has been cleaned.
- 3 – We switched our wireless carrier from Verizon to AT&T.
- 4 – Large roll off dumpster is here. It has been emptied once already.
- 5 – Showell school has been booked for the annual meeting.
- 6 – Choptank Electric should be here next week to put the pole in the boatyard for the camera.
- 7 – Resumes are on the tables for your review. Ballots will be going out next week. We are asking for a few volunteers to stuff the envelopes.
- 8 – We have four volunteers to tally the ballots Friday afternoon & Saturday – John & Linda Underwood, Bill Rosenbaum, and Larry Harnley. Dave Page also offered his services.

**Approval of Minutes** – The minutes of the April 2017 meeting were on the tables for review. Bud Hefflin- Lot# 355: Requested the following addition to his comments in the open forum: “Does the board follow Robert’s Rules of Order?” With this addition, Georgine DeBord made a motion to accept the minutes, second by Sue Naplachowski. Motion carried.

**Treasurer’s Report** – Georgine DeBord noted that the dredging was paid for with marina money. The Bank of America rewards card expired and we lost the points. The bank will give us a credit for the lost money. There is a change to the budget because the water/sewer and cable costs went up. This is what the \$47 charge was for. Sue Naplachowski made a motion to approve the Treasurer’s report, second by Rich Zaworski. Motion carried.

### **Committee Reports**

ECC – Sue Gajewski reported: Inspections have started and are half way through. A lot of people had cleaned up prior to inspections. Pat Heath commented: We had a lot of algae on houses. I am glad everyone cleaned their houses. The big dumpster is here until the second week in June.

Clubhouse – Pat Heath reported: Debbie James has volunteered for Memorial Day. Her mother was Pat Young. We have no one for the 4<sup>th</sup> of July or Labor Day.

Marina –Ed Webb reported: We have filled all the slips. We had 14 openings. The problem is that we have new boaters. I had to put extra lines on boats. There are 12 boats in the marina so far. We have 2 rental slips available. Pat Heath commented: We have the permit approved but not yet in hand for the Jet-ski docks. They will be rented similar to the boat rental slips. The permit had to go through the federal, state, and county. We initially did not have the proper forms.

### **New Business**

**Annual Meeting** – The annual meeting is on June 24<sup>th</sup> at 10:00 AM at Showell. If you can’t mail your ballots, you can bring them to the meeting. They must be turned in by 9:45 AM.

**Board of Directors’ Candidates** – Maria Castellanno, Brian Fenstermacher, Bob Harrison, Bud Hefflin, Tom Molyneaux, and Ed Webb each had an opportunity to introduce themselves and spoke briefly about their qualifications and thoughts for the park. Michael McCarragher was not present. Sue Naplachowski had the following question for all of the candidates: “Are you willing to support the clubhouse?” Each candidate that was present had an opportunity to comment.

**Amend Budget** – Pat Heath commented: The change to the budget was the fee for water/sewer and cable that went up.

### **Unfinished Business**

**Jet-ski Docks** – Pat Heath commented: Permit was approved. Hopefully we will get them in this year.

**Cameras for clubhouse** – Choptank Electric should be here next week to put the pole in the boatyard for the camera.

**LED Street Lights** - Pat Heath commented: At the last meeting, Mr. Zablock had recommended dimmable LEDs. He is not here to comment.

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

Ted Gajewski – Lot #131: My wife and I have helped for years at the parties. We tried a fuss ball table. We had a movie night with the TV. First night we had 6 people. Second night no one came. And the third night no one came. We tried a lot of things in the past.

Bud Hefflin- Lot# 355: I talked to Mediacom. They are going all high definition. They are adding some channels. Who paid for the gate? Ted Gajewski responded: White Horse paid for it. Then we will get reimbursed from the insurance company of the woman who hit the gate.

Bob Harrison Lot# 262: I was going to bring something up. I will wait until next meeting when there are more people to vote on it.

Susan Finley-Lot#461: Tom and I have been here since 1989. There have been lots of major improvements since then. The 25% increase in boat rental and sticker increase was too much at once. We don't use the pool or clubhouse. Would like the board to reconsider how they impose fees.

Henry Huber-Lot#198: Are we getting more cable channels? I would like a new paper with the channel lineup. Bud Hefflin- Lot# 355 commented: Go on-line to see the channel lineup.

Karen Boon – Lot# 200: I have a question about the damage to the gate. What are the park's legal options? The person responsible is not an owner. I am concerned about kids in the park. Ted Gajewski responded: I will contact the attorney to see what we can do. Pat heath responded: The person was driving an owner's car. She has had the police called on her several times. There are not a lot of options for the police. If you see this

kind of behavior, call the police. If we get enough incidents reported, we can ban them. Sue Naplachowski commented: We can ban this person because we are a private property community. We can give them a letter and post a picture in the guard house.

Maria Castellano-Lot# 309: A lot of people have been telling me that drug dealers are coming into the park.

Barb Biedrzycki-Lot# 384: I have a few questions about the Board of Directors membership. Do they run specific positions? There are seven people running. How many positions? Pat Heath commented: We have 3 positions open. Candidates don't run for specific positions. The board picks the positions later. Election was explained in the newsletter. Georgine DeBord commented: Two positions are for 3 year terms and one position is for a 1 year term. The two highest votes get the 3 years terms and then next highest vote gets the 1 year term.

Rick Smith-Lot# 43: The president had to have served for at least one year.

Tom Molyneaux-Lot# 245: Did I hear Ted correctly that we have Wi-Fi? Georgine DeBord commented: We are exploring Wi-Fi.

### **Board Vote on Open Issues**

Security Monitoring- The 24 hour security monitoring service was ADT. Tracy Adkins' proposal from Advanced Security Solutions is \$500 less per year. Georgine DeBord made a motion to change the monitoring service to Advanced Security Solutions, second by Sue Naplachowski, motion carried.

Amend Budget - Sue Naplachowski made a motion to accept the amended budget as it appears with the extra water/sewer and cable costs, second by Georgine DeBord, motion carried.

Pat Heath commented: Four or five years ago we separated water and sewer from dues. We did this to keep it separate. Water is charged per lot, not per usage. Everything else in the park is run on \$90/month. We have managed to spend \$500,000 on the marina without an assessment.

**Adjournment** – The meeting was adjourned at 11:06 AM on a motion by Sue Naplachowski, second by Georgine DeBord.

Respectfully Submitted,  
Brian Fenstermacher

Secretary