

**WHITE HORSE PARK COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
20 AUGUST, 2016  
10:00AM**

**Call to Order** – The meeting was called to order at 10AM 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. Brian Fenstermacher was introduced as a new Board member who took over Ted's position when he resigned to become Property Manager. It was explained how the bylaws dictated the spot be offered to Brian.

**Introduction of Board Members**

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

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

- 1 – The tree debris in boatyard has been cleaned up and the dumpster removed.
- 2 – The camera for the rear gate has been rewired. The camera for dumpsters has been readjusted and the shrubbery trimmed.
- 3 – The motion sensor light has been installed in the pavilion.
- 4 – Electric car is registered, insured and in use.
- 5 – There was an electric problem with units #303 through 306. The electrician was called in, and took care of it.
- 6 – Ted has been doing sporadic pool pass inspections. So far, there have been no outsiders.

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

**Treasurer's Report** – Georgine explained that some things get paid a month later than normal because we use a credit card to pay them. So they don't show up until the credit card bill is paid. She also explained that we get reward points for the Bank of America credit card. Last year we cashed the points in for \$1000 Visa gift card. We have used \$140 of this. She noted that we presently have 1 lot in collections and 17 with past due money that are not in collections. It was also noted that in July we had \$5233 of marina expenses for the kayak rack and stone for the boat yard and \$1402 of playground expenses. Sue Naplachowski made a motion to approve the Treasurer's report, second by Brian Fenstermacher. Motion carried.

### **Committee Reports**

**ECC** – Sue Gajewski reported that re-inspections have occurred and fines have been levied. Sue also noted that the ECC committee does not respond to comments posted on social media.

**Clubhouse** – Pat Heath reported that no one has taken over this committee and that volunteers are keeping events going. The Crab Feast is scheduled for 9/3 from 1 – 5 PM. Cost is \$29. There will not be a big truck and corn on the cob will be available for non-crab eaters. Cost is \$12 for non-crab eaters. There will be live music. There is an ice cream social tonight and August 27 from 7:30 to 9:00PM. There will be a biker's breakfast on 9/18

**Marina** – Ed Webb reported that at the last fish fry they sold all the remaining fish supply. Owners are letting others use their slips and not abiding by the rules. Fence at the boat launch turn-around was damaged from the parking side. All paid dock boxes have been mounted. Five slips have never had a boat in them this year. There is no way to know if these slip holders own a boat. Georgine suggested that we ask for proof of ownership when the dock is paid for. Ed would like to check the boat registrations submitted when the sticker was given versus actual boats in the docks. Pat suggested possibly raising the price of docks. There are 47 people on the waiting list. Georgine commented that through July \$180 was collected for rental slips.

### **New Business**

Sue Naplachowski presented our plan for emergencies. Some highlights are follows. Guards have a weather alert radio to alert them when severe weather is in the area. During server thunderstorms the bath houses will be open for people who don't feel safe in their homes. Pets are welcome and if the bath houses get full, the club house will be opened. During a tornado people should have their own emergency plan. The school is a local shelter. During hurricanes the park will be evacuated when the emergency center calls for evacuation of mobile home parks. Information will be posted on the website. Susan will write an article for the newsletter.

### **Unfinished Business**

Park Vehicles – We sold the gray 2008 F150 truck for \$7500 and purchased the electric vehicle for \$5700

Dredging – Mean low tide markers have been installed. This will allow us to get accurate bids.

Jet-ski Docks – Permits have been applied for.

Camera for clubhouse – Two proposals were received; one for \$7650 using a different camera than we use elsewhere and one for \$8865 using the same camera we presently use. Two cameras will be placed in the boat yard; one at each end. Another will be at the maintenance shed. The other 2 will be used at the clubhouse.

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

Karen Boon – Lot #200 – Asked if there has been an improvement in trash dumping. Pat Heath commented that the camera has helped. We caught someone dumping a mattress. Karen also commented that someone tailgated her driving down Beauchamp Rd. She tracked him down in the park.

Craig Small – Lot #354 – Asked if we had AEDs. Sue Naplachowski commented that the guard has the AED. Craig also said that we should check the boat registrations versus the actual boats in the marina before we consider raising the price of slip rental. Pat Heath commented that we need money for marina maintenance.

Marge Webb – Lot #216 – Thanked everyone who helped at the fish fry.

Dave Zablock – Lot #234 – Mentioned that he used his brother's boat slip and was told to move the boat. Wording in rules says you can't sublease. He said that no money was exchanged so it was not subleasing. Pat Heath commented that the slip belongs to the owner for paid for it but the boat was

registered to someone else and rules say that you can't transfer or sublease a slip.

**Board Vote on Open Issues**

Camera Vote – Pat Heath suggested eliminating the proposal #10595 that did not use the same camera we presently use. Georgine DeBord made a motion to accept the proposal #10130 for \$8865, second by Sue Naplachowski. Motion carried.

**Adjournment** – The meeting was adjourned at 10:55 AM on a motion by Georgine DeBord, second by Pat Heath.

Respectfully Submitted,  
Brian Fenstermacher  
Secretary