

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
18 March, 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 10 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.

Introduction of Board Members

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

Approval of Minutes – The minutes of the February 2017 meeting were on the tables for review. There being no additions or corrections, Rich Zaworski made a motion to accept the minutes, second by Georgine DeBord. Motion carried.

Property Manager's Report – The Property Manager reported:

- 1) The dredging is done. We are waiting for him to remove his equipment, and the marina should be open according to schedule.
- 2) Jet-Ski dock permit - we received a copy of a letter that was sent to our neighbors regarding a zoning hearing on March 22, 2017. As long as there are no objections, we should have our permit soon after that.
- 3) When the pole & light are erected in the boatyard, we will have the electrician connect all of the cameras at one time.
- 4) We have the new pumps for Black Duck, and are waiting for the new electric panel to complete the installation.

Treasurer's Report – Georgine DeBord noted that this is the end of the fiscal year. We are transferring the Marina funds out of Operations to the Marina account. We have two lots in collections for \$4819. Non-collections = \$2311. Pat Heath commented that Goheen is the biggest. We have opened an estate. He died without a will. The money due to us will come out of the estate. We have told the lawyer that they need to clean the house before selling it. We won't get a fair price in the condition it is in. The court must approve the selling price. Brian Fenstermacher made a motion to approve the Treasurer's report, second by Rich Zaworski. Motion carried.

Committee Reports

ECC – Sue Gajewski reported that inspections will May 1st. Owners will be getting a check list of things that will be inspected prior to inspections starting. When your ECC application is approved; once you start you have 30 days to finish the work. If you need longer, you need to file for an extension. If you see work that was started by other owners and not finished, let the ECC know.

Clubhouse – Pat Heath reported that we don't have a chairperson. Pat Young's daughter Debbie James has volunteered for the Memorial Day picnic. We still need someone for the other events. The ice cream socials will start the first weekend in June.

Marina – Pat Heath reported that Ed Webb is in Florida. We are renewing slips and assigning new slips. To have a slip, you need your registration, insurance and to proof that the owner of the boat is also the owner of the property. You also need to sign the marina agreement. New slip holders will have to attend docking training class.

New Business

Personnel Changes: Pat Heath commented that due to an ugly incident we relieved Rebecca. We are looking for someone to fill her spot.

Unfinished Business

Dredging – Dredging is done and will be paid later.

Jet-ski Docks – Neighbors were notified of the zoning hearing on March 22, 2017. We should have the permit in a month.

Cameras for clubhouse – Waiting for the electric and the pole to start installation.

Budget – Pat Heath noted one change being made. Pool repairs increasing from \$500 to \$4500 and Water & Sewage repairs decreasing from \$14,365 to \$10,365. We have had a lot of problems with the sewer pump at Back Duck.

Ted Gajewski commented: The electrician years ago said that the electric panel needed replaced. Then another electrician said it was OK. The new electrician said we need a new panel which will reverse the pump when it gets jammed. Pat Heath mentioned that people are flushing things that they shouldn't. We have replaced this pump three times.

Bank of Ocean City Loan - Pat Heath commented that this was not a loan; it was a promissory note. No regular payment; just a start date and a due date. It came due March 7. This \$28,060 loan is tying up the \$104,282 CD that was used as collateral. We will be paying off the promissory note and adding \$28,060 to \$117,306 WHP Operations (Marina) loan. Slip fees + \$2325/month will go back into high yield savings to pay back the marina loan. Georgine mentioned that the marina will pay back all money owed to operations by the end of 2020.

Lot Owners' Open Forum

Susan Waskey – Lot #150: I live on Black Duck. The drainage ditch near ocean oval is filled up. Ted Gajewski commented that it gets cleaned a couple time a year.

Georgine DeBord – Lot 193: County letter about year round occupancy. After the February board meeting, rumors were started that I was the one who sent the letter to the county. I did not send that letter. It would be a problem for WHP if the county pursues this issue. I would not cause problems for us. I had nothing to do with it. If you have a question about it talk to me.

Board Vote on Open Issues

Budget - Georgine DeBord made a motion to motion to approve the budget with changes (Pool repairs increasing from \$500 to \$4500 and Water & Sewage repairs decreasing from \$14,365 to \$10,365.), second by Rich Zaworski. Motion carried.

Adjournment – The meeting was adjourned at 10:35 AM on a motion by Georgine DeBord, second by Rich Zaworski.

Respectfully Submitted,
Brian Fenstermacher
Secretary