

DRAFT

BOARD OF DIRECTORS MEETING Notes to be officially approved on 3/21/20.

21 SEPTEMBER 2019

Call to order; Melissa Peters, Acting President, called the meeting to order at 10:30am after a 30 minute delay. Law enforcement came to handle a disturbance, which caused the delay.

The Acting President, M. Peters shared an opinion from the White Horse Park Attorney Mr. James Almand which described in detail the circumstances by which Mrs. Peters and other members of the Board justly hold their current positions. The Acting President introduced the members of the WHP CA BOD as follows;

Vice President Norm Ross

Treasurer Ed Scheiner

Secretary Tim Mummert

Member Barbara Price (available via speaker phone)

Secretaries Report;

(July/August minutes copies provided to membership)

Tim Mummert reported:

Tim read July 2019 minutes and Ed Scheiner moved to approve, BoD seconded and accepted

Tim read August 2019 Minutes and Ed Scheiner moved to approve, BoD seconded and accepted

Treasurers Report;

(July/August treasures reports copies provided to membership)

Ed Scheiner reported;

Ed briefly presented his financial background,

Ed reported July/August treasury reports are similar, August report reviewed.

Norm Ross moved to approve July and August 2019 reports, BOD seconded and approved. Ed also shared his concerns about our reserves. He is interested in conducting a reserve study because he doesn't believe our funds are sufficient.

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Member Karen Boon requested the floor. Ms. Boon reported volunteers are needed to for the Ice Cream Social scheduled for this evening. Jon Gilmore, Norm and Patti Ross volunteered. Karen reported the event would proceed as planned.

Park Managers Report;

Ted Gajewski reported:

Two bids have been received for pool resurfacing, one from Continental one from Atlantic, Ed Scheiner requested more information on the pool integrity.

Insurance quote are under budget @ \$24,159.58

Recent clubhouse events saw both profit and loss, 4th of July profit of \$472.00, crab feast loss of \$700.00 due to excessive purchase of paper products.

Personnel matter concerning Meghan who was dismissed was reported.

Committee Reports;

ECC Committee-

Susan Waskey reported;

Pictures accompanying permit applications would be extremely helpful.

Marina Committee-

Phil Wood reported;

Marina closes Oct 31, slip holders should remove all lines

Old Business;

Acting President M. Peters reported the Worcester County Planning Commission voted on Sept 5 2019 to NOT recommend the Text Amendment presented by Mr. Cropper for Sue Naplachowski and Sally Connolly to "Grandfather" existing Full Time Residents in WHP. Acting President Mrs. Peters further reported the Worcester County Commissioners on Sept 17 rejected the text amendment as well. Acting President M. Peters reported the next meeting would be on October 26th moved from October 19, held in the clubhouse at 10:00 am.

New Business;

WHP CA BOD met with Worcester County Commissioners in the county courthouse in Snow Hill on September 20th to discuss collaboration and cooperation with the county moving forward. BOD plans to restrict amenities, restrict participation in meetings, and restrict voting privileges for those in violation of occupancy limitations. County plans to enforce law.

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The audit was due in June 2019 but has been delayed, it should be completed soon. There could be an extra charge for the audit delay. Other accounting options are being considered.

The website is under construction and should be up and running soon. It will not contain a private portal, as we had originally hoped. Another way to receive internal communication is to make sure that your email address is on the distribution list in the main office.

Tim Mummert commented on parliamentary procedure in terms of board communication via email and phone messages.

There was a question about whether or not the Board was considering a property management company to manage WHP. Acting president shared that the BOD interviewed a company in August, and the BOD is exploring options at this time.

Open Forum;

****Summarized and agreed upon by the BOD****

Acting President M. Peters set a time limit for those who signed up to speak of 3 minutes, no substitute speakers will be permitted.

Approximately 37 homeowners spoke for 3 minutes each. Concerns were voiced about residency matters, delinquencies, and bylaws.

Actionable item: The Board agreed to review and consider revising portions of the By-laws.

The Board will discuss matters brought to its attention, and the Board will continue to address concerns collaboratively, by majority, to the best of its ability.

Meeting adjourned at 1:30 pm with 109 homeowners present.

Respectfully Submitted,

WHP BOD

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