



White's Creek Marina

Post Office Box 1361
Ocean View, Delaware 19970

Telephone: (302) 396-3526

E-mail: info@whitescreekmarina.org
Web: www.whitescreekmarina.org

May 2022 Newsletter

Message from the President

Happy Memorial Day! Last month, April 23, 2022, we had our Annual Board Meeting where I volunteered and was elected to the role of President of the White's Creek Marina (WCM) Board. While we didn't have any additional candidates for other positions at that meeting, the next several days afterward, I was able to meet with several slip owners that volunteered to help serve! Since there was only one volunteer for each Board Officer position, there was no additional vote needed.

It has been a very busy month as you can imagine, between interviewing candidates, organizing new committees, transitioning to new roles, assisting the day-to-day activities, and last, but certainly not least, planning and working on the new marina pier construction project.

In this newsletter, I would like to introduce you to your Board Members, Newsletter Editor and Chief, new Committees, vision, and progress over the past month.



I am Robert Naylor, and this photo is from my wedding on Valentine's Day 2022 to my Wife Amy, after 24 years together! We have enjoyed boating for almost 50 years, and both come from family generations of Navy service.

Here is some information about me that might be helpful as your WCM's President. I am currently the Rear Commodore and Board member for the Chesapeake Bay Yachts Club Association (www.cbyca.org), where we represent over 100 yacht and boating clubs on the Chesapeake Bay. I am also the Sergeant of Arms (SOA) at CBYCA, where I ensure that we follow Robert's Rules of Order for parliamentary procedures and that we maintain good order and timeliness at the meetings. Additionally, I am on the Bylaws Committee there as we have been updating our bylaws to bring them into the 21st century!

I bought my house in Ocean View, Delaware, where I live mostly full time due to my Long COVID symptoms for over 18 months. However, I have another home in Carney's Point, New Jersey, on the Delaware River that I typically get to one weekend and a few days a month as needed. I am currently a Board Member on my White Creek at Bethany (WCB) HOA.

I also recently setup an association as a founding member and Trustee called the Naylor Family Historical Society. Our documented Naylor roots date back to the 1600's in Manassas, Virginia, so this June, the City of Manassas is turning over the Naylor Family Cemetery to us and dedicating a new road in front of the new Manassas Court House, called Naylor Drive on June 19th, 2022. I was also a founding member and Board member for the Georgetown Law Technology Board several years ago.

Several years ago, I was a Presidential Appointee by the President of the United States, working with the White House, then later as a Senior Executive Services (SES) career senior official equivalent to a one-star general with all rights and privileges. If you are interested in more information on my background and experience on my resume at www.naylor-resume.com and my bio below for a career summary.

Robert B. Naylor

Official Biography



Public Sector Experience:

- White House
- Federal Communications Commission (FCC)
- US Small Business Administration (SBA)
- United States Senate – Cyber Security
- US House of Representatives – Cyber Security
- National Security Agency (NSA)
- Central Intelligence Agency (CIA)
- Federal Bureau of Investigation (FBI)
- US Department of Homeland Security (DHS)
- United Nations (UN)
- National Aeronautics and Space Administration (NASA)
- Parliament of Australia
- Presidential Campaign Technology and IT Operations

Private Sector Experience:

- International IT, Auditing, & Cyber Security
- Human Capital Management – Staffing & HR
- Banking and Financial Services
- Healthcare & Pharmaceuticals
- Manufacturing & Distribution

Robert brings over 25 years of private and public sector IT leadership, business resumption planning/testing, cloud, and international cyber security experience in several CXO roles throughout his career.

In the public sector, after running a successful technologically advanced Presidential Campaign in 2008, he was appointed by the President of the United States (as a member of a different political party) to the US Small Business Administration (SBA), as their Chief Information Officer (CIO) and Chief Privacy Officer (CPO). As a Presidential Appointee, Robert worked with a former CEO of Microsoft at the White House, in an innovative agile deployment of MS Dynamics CRM, and was an Advisor for the White House Office of Science and Technology Policy (OSTP) and Department of Homeland Security. He also worked closely with the Federal Emergency Management Agency (FEMA) as an Emergency First Response Official and responsible for agency and government business resumption and Continuity of Government (COG).

As a former Senior Executive Services (SES) CIO for the Federal Communications Commission (FCC) in Washington, DC, he implemented significant cost reduction and ROI focused programs, cyber security innovations, and agile cloud first application development and deployments. In working with the Intelligence Community (IC), he pioneered an international cyber security protection foundation for the FCC, and other federal civilian agencies, to leverage throughout the federal government. He was also the co-author with the NASA CIO of the Federal Government 5 Year Strategic IT Plan, and Co-Chair of the IT Workforce Committee and member of the Federal CIO Executive Council.

Robert has worked closely with the FBI (Knowledge Management), US Senate (Cyber Collaboration), House of Representatives (Cyber Collaboration), Australian Parliament (Mobility and Cyber), United Nations (Agile CRM), Massachusetts Institute of Technology - MIT (Mobility and Cyber) and Founding Board Member for the Georgetown Law Technology Board. He was also a Think Tank Advisor and Innovator at the Information Technology & Innovation Foundation for Apple, Google, Facebook, IBM, Bloom Energy, and AT&T.

In the private sector, Robert is widely known and respected for his expertise as a “turn-around” specialist. His consulting engagements provided solid, “state-of-the-art,” and “turn-key” information technology infrastructures, with industry standard auditing capabilities, sound business processes, disaster recovery/business resumption planning/testing, and ROI/Risk avoidance methodologies. He founded and led an international professional services business, servicing the Human Capital Management industry, that served many of the Fortune 100 businesses in Hong Kong, Singapore, England, Canada, Mexico, Argentina, Colombia, Australia, and 30 States in the USA.

Having attended Oxford University, Oxford, England, Trinity College, Dublin, Ireland, a graduate of Eastern College with a B.A. in Organizational Management, and Arcadia College, Robert appreciates the value of education, and training, in both the USA and international marketplace.



Vice-President



My name is Paul Lubold, I volunteered my time to serve as Vice-President on the Board of White's Creek Marina. I am a full-time resident of Whites Creek Manor here in Ocean View, Delaware. My wife and I chose White's Creek Manor as our permanent home

because of the small, close knit, community feel.

In addition, we view the Marina as a fantastic resource and a major contributor to our decision. I come to White's Creek Manor from Central Pennsylvania where I am semi-retired from The State of Pennsylvania where I

performed several management roles. In addition, I was very actively involved in buying and selling real estate in Pennsylvania.

I went back to college/trade school in the mid to late 1990's to follow another passion I found in technology. I have been in the IT industry going on 25 years now.

Currently I am employed for a software company, working remotely for 14 years now, where I manage a post sales technical team of resources that delivers service, multi-millions, to some of the largest companies globally. I look forward to working with the team and community on supporting our wonderful marina.

Treasurer



I am a full-time resident of WCM since 2017. My wife and I moved into our dream home in March 2021.

I am retired from the International Brotherhood of Teamsters with nearly 40 years of service. While employed there, I held

several positions with different departments: Pension Plan, Information Systems, Communications, and Organizing. I worked under, both, the General Secretary Treasurer's Office and the General President's Office; James P. Hoffa, now also retired, being my last boss.

I volunteered at the annual meeting to become the Treasurer, knowing Karen Pennypacker wished to retire from the position and help transition it. I'm only hoping I can do half as well Karen; and grateful to know she will be there to help me succeed.

Secretary



I retired from the University of Maryland, Baltimore County (UMBC) in 2021 after 25 years in college administration, program management, grant writing, and student success initiatives.

Prior to UMBC, I worked as a journalist and community

columnist. I look forward to volunteering on the White's Creek Marina Board and to supporting this active boating community that my husband, Stan, and I joined last year.

Newsletter Editor and Chief



Bernie Busby, formerly resided in Washington, DC, and Ashton, MD, and a few locations in PA and NJ. I retired from the US Government having worked for several agencies in Aviation Operations and Safety. Holder of Airline Transport Pilot Certificate

endorsed for airplanes and helicopters. I am also a retired US Army pilot.

I am a former Maryland Natural Resources Police Reserve Officer, Jet Ski Safety Instructor; former DNREC Boating Safety Instructor; and former USCG-licensed Merchant Mariner - Operator.

I have been a WCM slip renter for 15 years and a slip owner for 1 year.

I am a past President of the Southampton HOA, past President of the Ancient Order of Hibernians in Ocean City, and currently Editor of their newsletter.

I am a member of St. Ann's Catholic Parish in Bethany Beach, where I have led the Contemporary Music Ensemble for 17 years. My wife, Gina and I live in Southampton, in Ocean View.

Committees

- Bylaws and Marina Standards
- Safety and Education
- Landscaping and Maintenance
- Communications, Website and Social Media
- Marina Industry and Local Outreach
- Social Events and Activities
- Finance and Capital Improvements
- Regulatory, Legal, Audit and Contracts

Vision and Priorities

- Creating several committees to maximize marina resources/talent and minimize any burden on WCMB volunteers
- Overseeing the quality construction/renovation of the remaining piers and the promenade
- Investigating use of a licensed engineer to validate construction needs, reduce unexpected expenses and situations, and document of the size of the 150 marina slips, specifically identifying slips that can safely dock larger boats
- Maintaining and Improving communication and collaboration to help ensure that White's Creek Marina remains a friendly, fair, and respectful place to belong
- Ensuring marina rules are in place to protect each other, our slips, and our common property
- Adding resources to needed areas, specifically maintenance and landscaping
- Gathering data needed to make informed marina decisions that incorporate industry standards, baselines, and comparatives to other local marinas
- Utilizing guidance from legal, engineering, and other professionals – looking first within the White's Creek Marina community – for contracts, counsel, clarity, and required compliance
- Securing the marina (beyond the recent installation of a wireless camera for video surveillance)
- Implementing appropriate planning for capital improvement reserves

Activities Completed

- Board of Directors Staffed
- Committees Established and Partially Staffed
- Board and Committee Introductory Meeting
- Executive Board and Committee Meeting
- R.G. Murphy Review, Discussion, and Close-Out
- New Pier Bumpers/Screws Ordered and Installed for Empty Slips
- Fire Extinguishers Replaced on New Pier
- Rock Garden Updated
- Security Camera Installed, Tested, and Ongoing Review
- Insurance Coverage Reviewed
- Less Expensive Lift Vendor Found for Individuals at Less than \$900 per Pylon
- Slip Out of Collections and Sold
- Electrical/Water Safety Issues Resolved
- Lift Owners on New Pier Notified About Reconnection of Electric
- Website Obtained
- Increased Boat Ramp Seasonal Fee From \$75 to \$100

Activities In Progress

- Transition from Prior Board to New Board
 - Banking
 - Postal
 - Legal
- Transition On-Call Telephone Support for Marina
- Meeting with Licensed Marine Engineer on May 31st at 9:30 a.m. at the Marina – Open to All
- Meeting with White's Creek Manor HOA President on June 1st, at 10 a.m. Starbucks – One-on-One
- Update Construction License to 3 Years vs. 1 Year
- New Pier Bumpers/Screws Need to be Installed for Non-Empty Slips
- Contact Construction Vendors to Review Marina Prior to Start of Engineer and Contract Bid Process
- Acquire Sample Marina Dock Construct Contracts
- Reconstruction Lessons Learned Meeting and Documentation

Activities Planned

- Next Executive Board and Committee Meeting Scheduled for June 8th
- Continue Staffing Committees
- Ongoing Communications - Newsletters
- Capital Reserves Funding Review and Requirements
- Update Bylaws
 - Allowable Boat Sizes by Slip Documented
 - Common Area and Safety Clarified
 - Update for New Technology Considerations – Remote Meetings, E-mail Votes, etc.
 - Update for the 21st Century Concerns and Benefits – Compare to Other Local Bylaws
 - White’s Creek Manor HOA President and Others Involved with Marina Activities
- Social Event Planning – Possibly July 4th
- Visit Local Marinas for Relationship, Data, and Intelligence Gathering
- Website Design and Content
- Pier Reconstruction
 - Engineer Proposals, Review with ALL Slip Owners, and Selection
 - Sample Contracts from Other Marinas/Boat Clubs
 - Contract Preparation, Review with ALL Slip Owners, and Sent Out to Bid
 - Bid Selection
- Document Operational Procedures
 - Emergency Situations
 - Contacts and Vendors
 - Finance
 - Legal
- Boating Safety Review – USCG Compliance – New Fire Extinguisher Rule as an Example
- Safety and Education Training for New Boat Owners
 - Tying Off Boats
 - Slip Review
 - Local Expert on Waterways and Recommendations
- Pier Reconstruction

Safety Announcement

Slip owners/renters are advised that the placement of potential tripping hazards in common areas, such as hoses, cleats, and other tripping hazards, is prohibited.

The newly installed wood planks are pressure treated and, when new, constitute a potential slippery surface. The aging and weathering for the first few weeks will eliminate most of this risk.

Please be observant of the many inherent hazards when moving about the marina area.

New Individual Lifts Announcement

As mentioned at our Annual Meeting, the previous vendor selected to install a new lift this year has increased their estimated price from \$13,500 (less the electrician) to \$19,900 (less the electrician). I have found a vendor that actually has a better brand lift locally that have done several others this year and in past years that is willing to give us a break on price. **If you already have a permit, and have NOT selected a new vendor, please consider this TODAY!**

Prices are going up on **June 1st**, due to supply/economic reasons, but if several of us get it before this Wednesday, that will be our best deal. If not, but we still get it in the new week or so, there should still be some cost savings. Also, new pylons are going in any day now with this vendor, so they might be able to add your slip to the list and get it done at the same time. I was able to get pylons at the original cost of \$750 per pylon, by the same vendor who does them for our marina (outsourced from lift vendors), and they are a “fat 10 inch” pylon!

Please e-mail Robert Naylor at: WCMB.President@gmail.com to express interest either in getting on the list if you already have a permit and are ready to go, or if you want to get on the list for ASAP. Alternatively, text me at 302-930-2700.

Community Recognition

The WCM Board and our marina community would like to thank Howard and Jeanne Speck for the incredible job they did on the rock garden, it is beautiful, and we are so appreciative that they took it on themselves to do it! Our community is such a special place to be a part of, and it is because of wonderful people like Mr. and Mrs. Speck who step up without being asked to make it better for all!



~ ~ ~

Special thanks to Joe Hyde, our Director of the Landscaping and Maintenance Committee for the invaluable work he has done for us recently and in the past. He is another person that will step up and help out and fix whatever he sees needing work, without being asked or compensated! He is one of our unsung heroes that have quietly benefited all of us in so many ways over the years.

~ ~ ~

We would be remised if we didn't say a special thank you to Karen Pennypacker and her husband, Larry, for all the work they have done for us over the past 14 years and continues to do through the transition to the new Board! Karen had a very challenging job of not only handling the finances, but the boat/trailer stickers, dock vendors, collections, legal direction, emergencies, inquiries, mail collection, banking, bylaw enforcement efforts, and so many other day-to-day activities to support our marina.

Larry has assisted with marina repairs and upkeep, lights, and not the least of which has been the 20 "ice eaters" over the years, along with Don Benjamin, who every year transport them to and from the vendor, over 500 miles roundtrip! Don volunteers his own time and vehicle to transport these for only the cost of the gas!

We owe Karen, Larry, and Don our gratitude, as they have saved us a tremendous amount of money and invested incredible effort over the years!

Contact Information

President	Robert Naylor	rbnaylor@gmail.com	302-930-2700
Vice-President	Paul Lubold	gssinfront@comcast.net	717-982-8604
Treasurer	David Gormley	pgkcouncil7870@comcast.net	202-744-5899
Secretary	Kathy Sutphin	ksutphin@comcast.net	301-639-9543