



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, February 16, 2019
9:00 AM, Assateague Room, Community Center

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Slobodan Trendic, Ted Moroney, Frank Daly and Esther Diller.

ALSO PRESENT: John Bailey, GM, Gene Ringsdorf, Assistant Treasurer, Michelle Bennett, Executive Secretary, 3 members of the press and approximately 34 Association members.

Approval of Agenda

The Agenda was approved unanimously with the following changes; Mr. Tuttle tabled the Craft Building Motion. Mr. Moroney seconded the amendment, all in favor.

Approval of Minutes

December 1, 2018 – Regular Meeting - Mr. Moroney moved to accept, Ms. Diller seconded, all in favor.

December 7, 2018 – Special Meeting - Mr. Moroney moved to accept, Ms. Diller seconded, all in favor.

January 5, 2019 – Special Meeting - Mr. Moroney moved to accept, Ms. Diller seconded, Mr. Trendic corrected the wording of the Closed Motion by Ms. Horn, all in favor.

January 15, 2019 – Special Meeting - Mr. Moroney moved to accept, Ms. Diller seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks announce the need for volunteers for the Search Committee. He thanked the B&F Committee, staff and his colleagues for their work on the budget.

Announcement of Email Votes/Motions – Colette Horn (see attached Motions)

Treasurer's Report- John Viola (see attached)

General Manager's Report – John S. Bailey, CMCA (see attached)

Public Comments

10 Association members provided comments.

Capital Purchases Requests-

Golf Maintenance – Reel Grinder – Mr. Moroney moved to accept the recommendation of the bid from Finch for \$41,654.82, Mr. Tuttle seconded, 6 in favor (Parks, Tuttle, Horn, Moroney, Daly and Diller), 1 abstain (Trendic).

Golf Maintenance – Bedknife Grinder - Mr. Moroney moved to accept the recommendation of the bid from Finch for \$17,060.70, Mr. Daly seconded, 6 in favor (Parks, Tuttle, Horn, Moroney, Daly and Diller), 1 abstain (Trendic).

Yacht Club 2nd Floor Deck Replacement – The Board tabled this request pending receiving more warranty information.

Boston Drive Drainage Pipe - Mr. Moroney moved to accept the bid from Kent Construction for \$44,370.00, Mr. Tuttle seconded, all in favor

Bulkhead Concrete Repair – The staff recommendation to accept the bid from Murtech Marine Division for \$241,147.00 was reviewed. There was no other bid submitted that met the bid requirements. Absent any questions or concerns regarding this bid, the recommendation was accepted by proclamation.

CPI Violations-

74 White Horse Drive - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

124 Sandyhook Road - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

44 Pinehurst Road - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Daly seconded, all in favor.

6 Ivy Lane - Mr. Tuttle moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Daly seconded, all in favor.

Unfinished Business –

Motion - Approval of Revisions to Resolution M-09 – Colette Horn - MOTION: to approve revisions to Resolution M-09 that received a First Reading on April 28, 2018 – Mr. Tuttle seconded, all in favor.

New Business –

Motion – 2019-20 Yacht Club Budget – Slobodan Trendic – MOTION - To instruct the General Manager to adjust his proposed Yacht Club budget to show a positive financial net result for fiscal year 2019-20. – Ms. Diller seconded, 1 in favor (Trendic), 6 opposed (Parks, Tuttle Horn, Moroney, Daly and Diller)

Motion – 2019-20 Golf Operations & Golf Maintenance Budgets – Slobodan Trendic - MOTION: To instruct the General Manager to adjust his proposed Golf Operations and Golf Maintenance budgets so that, when added together, the combined net result is positive for fiscal year 2019-20. – No second.

Motion – FY 2019-20 Employee Benefits Policy for Health Insurance – Slobodan Trendic - MOTION: To establish the following employee benefits policy for Health Insurance Contributions In accordance with OPA By-Laws, Section 5.14 (d) and to instruct the General Manager to implement it effective May 1, 2019: - Mr. Daly seconded, 1 in favor (Trendic), 6 opposed (Parks, Tuttle Horn, Moroney, Daly and Diller)

Motion – FY 2019-20 Bulkhead Differential Fees – Slobodan Trendic - MOTION: To instruct the General Manager to set the following fees for the FY 2019-20 Bulkhead Differential that applies to the non-waterfront homeowners and to the waterfront homeowners:

1. Continue with last year's decision NOT to collect \$19.00;

2. Collect only \$200.00 in the Bulkhead Differential Fees from waterfront homeowners. –

Mr. Trendic withdrew this Motion.

Motion – 2.5 % Decrease in the Proposed 2019-20 Operating Budget – Slobodan Trendic - MOTION: To instruct the General Manager to reduce his proposed Budget for 2019-20 by at least 2.5% across all departments. – Mr. Daly seconded. Mr. Daly offered an amendment – Motion shall read, To instruct the General Manager to reduce his proposed Budget for 2019-20 by targeting at least 2.5% targeted cost reductions across all departments. Ms. Diller seconded the amendment, 6 in favor (Parks, Tuttle, Horn, Trendic, Daly and Diller), 1 opposed (Moroney), 3 in favor (Trendic, Diller and Parks), 4 opposed (Parks, Tuttle, Horn and Moroney) to the original motion as amended.

Motion- Approve FY 2019-20 Budget & Assessment – Doug Parks - MOTION: Be it resolved that the Board of Directors hereby approves the Recommended Budget for Fiscal Year 2019-2020, which Budget was modified following presentation to the Membership at the Public Hearing on February 2, 2019, and which Budget reflects Total Revenues of \$12,836,866 and Operating Expenses and Transfers of the same amount, a Basic Annual Assessment of \$1,005, and Capital Expenditures of \$5,472,079. – Mr. Moroney seconded. Mr. Moroney moved to table the Motion to receive additional information from the General Manager by COB Wednesday, have latest Budget posted to the website and tentatively meet again next Saturday, Ms. Diller seconded, all in favor of the amendment. All in favor of the original motion as amended.

Motion- Resolution to Approve Interest Rate – Doug Parks - MOTION: Move to set the delinquency interest rate for unpaid assessments at 6% for FY2019-2020 – Mr. Moroney seconded, all in favor.

TABLED - Motion – Approve Craft Building Recommendation – Steve Tuttle -

First Reading – Resolution M-02 – Frank Daly

First Reading – Resolution C-11 – Frank Daly

First Reading – Revised Candidate Application – Colette Horn

Motion – To Adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel as permitted by the MD Homeowner's Association Act, Section 11B-111(4) subsection (i). – Esther Diller – Mr. Trendic seconded, all in favor.

Motion - To Adjourn to closed session for the purpose of consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4) subsection (iv). – Slobodan Trendic – Mr. Tuttle seconded, all in favor.

Appointments –

D. Gail Lynch – 2nd Term – Clubs

Lisa Schwartz – Extension – ARC

Robert Long – 1st Term- Golf

Don McMullen – 1st Term – Golf

Robert Windsor – 1st Term – Elections

Jeff Knepper – 1st Term – Budget & Finance

The above nominations were approved unanimously.

At 1:37 pm, Mr. Trendic moved to adjourn to closed session, Mr. Moroney seconded, all in favor.

*Please note at the December 1, 2018 Regular Board Meeting at 11:27 am, Ms. Diller moved to adjourn to closed session for the purpose; specifically pertaining to Personnel as permitted by the MD Homeowner's Association Act, Section 11B-111(4) Discussion of matters pertaining to employees and personnel (i)., Mr. Daly seconded, all in favor.

*Please note at the January 5, 2019 Special Board Meeting at 9:00 am, Ms. Horn moved to adjourn to Closed Session - Motion - At a meeting of the Board of Directors of Ocean Pines Association, Inc., held on this 5th day of January, at 8:00 AM in the Assateague Room of the Ocean Pines Community Center the Board voted to adjourn to closed session for the purpose of discussing matters pertaining to employees and personnel; specifically pertaining to an employee complaint regarding actions of Director Trendic, as permitted by the MD Homeowner's Association Act, Section 11B-111(4) subsection (i) Motion made by: Colette Horn, Motion seconded by: Mr. Parks, all in favor.