



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, July 6, 2019  
9:00 AM, Assateague Room, Community Center

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Frank Daly, Jeff Knepper and Tom Piatti.

ALSO PRESENT: John Viola, GM and Treasurer, Colby Phillips, Director of Operations, 1 member of the press and approximately 20 Association members.

**Call to Order** – Doug Parks called the meeting to order at 9:00 am with the Pledge of Allegiance.

**Approval of Agenda**

Ms. Horn moved to amend the Agenda; Mr. Tuttle seconded, all in favor. Ms. Horn moved to add the Compensation Study Motion under New Business, all in favor.

**Approval of Minutes**

June 1, 2019 – Regular Meeting - Mr. Piatti moved to accept, Mr. Tuttle seconded, all in favor.

June 6, 2019 – Special Meeting - Mr. Piatti moved to accept, Mr. Tuttle seconded, all in favor.

**President's Remarks – Doug Parks** – Mr. Parks reminded everyone the meeting with MD Dept. of Transportation is scheduled for July 11<sup>th</sup> at 7 pm in the Assateague Room to discuss the roundabout.

**Presentations –**

Worcester Youth & Family Counseling Services – Debbie Smullen

**Treasurer's Report- John Viola** (see attached)

**Operations Report – John Viola and Colby Phillips** (see attached)

**Public Comments**

9 Association members provided comments.

**Capital Purchases Requests- None**

**CPI Violations-**

4 Leslie Mews - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation; send Public Works to remove the debris and bill the cost to the homeowner, Mr. Tuttle seconded, all in favor.

76 Battersea Rd. - Mr. Tuttle moved to accept the recommendation to find the homeowner in continuing violation; have counsel secure a court order and bill the cost to the homeowner, Mr. Daly seconded, all in favor.

33 Burr Hill Dr. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

52 Capetown Rd. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Knepper seconded, all in favor.

### **Unfinished Business –**

MOTION: To accept the current version of the Mediacom contract that was submitted for review and approval. – Doug Parks – Mr. Tuttle seconded, all in favor.

### **New Business –**

Discussion - Funding New Capital – Frank Daly - TOPIC: Funding New Capital; CONCISE STATEMENT: The purpose of this discussion is to discuss the current issue with funding new capital projects-specifically that any new capital goes directly against the operations budget and the annual assessment-and to discuss potential methods of funding new capital that overcomes this issue. BACKGROUND: Any project deemed new capital goes against the operations budget and that directly affects the annual assessment. Every \$8452 dollars of new capital increases the annual assessment by \$1.00. This creates an issue for each and every homeowner suggestion to improve the community if the item suggested is not currently on the association ledgers.

MOTION: To authorize the GM to negotiate a contract not to exceed \$100,000 for a full compensation study to include analysis of all positions and salaries, external salary survey, benefits study, development of compensation philosophy, and development of an implementation plan. – Colette Horn – Mr. Knepper seconded, all in favor.

### **Appointments –**

Kenneth D. Wolf – 1<sup>st</sup> Term – Environment & Natural Assets

Diana Snyder – 1<sup>st</sup> Term – Communications

Patricia Seidl – 1<sup>st</sup> Term - Communications

Tim McMullen – 3 Year Extension- Recreation & Parks

Tres Denk – 3 Year Extension – Recreation & Parks

Gerald Horn – Chair – Marine

The above nominations were approved unanimously.

At 10:52 am Mr. Daly moved to adjourn, Mr. Tuttle seconded, all in favor.

\*Please note at a June 6, 2019 Special Board Meeting, Mr. Daly moved to adjourn to closed session for the purpose of discussion of personnel issues as permitted by the MD Homeowner's Association Act, Section 11B-111(4) i, specifically pertaining to discussion of a contract for the General Manager. Mr. Tuttle seconded, 5 in favor (Parks, Tuttle, Horn, Daly and Piatti).