



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' SPECIAL MEETING  
Saturday, February 7, 2015  
9:00 AM, Assateague Room, Community Center

PRESENT: Dave Stevens, Marty Clarke, Pat Renaud, Tom Terry and Sharyn O'Hare. Absent: Jack Collins and Bill Cordwell.  
ALSO PRESENT: Bob Thompson, Art Carmine, Teresa Travatello and Michelle Bennett, 3 members of the press and 27 Association members.

**Call to Order** – Dave Stevens called the meeting to order at 9:10 am with the Pledge of Allegiance.

**Approval of Agenda**

The Agenda was approved unanimously.

**President's Remarks – Dave Stevens-** Mr. Stevens announced this meeting is a Board working Session.

**Public Comments**

Jeff Knepper- 1210 Carrollton Lane- In reference to Beach Club parking revenue going to Aquatics, he believes the shift would cause us to lose focus of the operational performance of the amenity. He is against that transfer.

Julie Woulfe- 20 Clipper Ct. - Pickle ball member, the sport is exploding nationwide; they have 5-10 new people every week which creates new memberships. Please consider 8 pickle ball courts and 2 platform courts now then 2 in the future plan; 19% of players live outside OP.

Mike Daley- 245 Mumfords Landing Rd. – He doesn't know what Pickleball is but in his experience, it will cost more to build four courts now and 4 courts later.

Mr. Stevens will email today's results Mon. or Tues. for guidance; Mr. Thompson's presentation to the membership is on Feb. 21; they will have a Special Meeting after that for final Budget approval. He explained part of delay was gathering information from the Fire Dept. at a meeting this week. Board consensus is the FD budget should be accepted as is.

Salaries- Mr. Terry clarified the proposed budget included a \$24 increase for FD and a \$1 increase in assessments. Mr. Stevens suggested decreasing P/R by the amount of FD increase. The Board went down Mr. Clarke's list of recommendations. Board Consensus-  
CIP- disregard recommendation

R&P- disregard recommendation (would like more detail on the P/R increase)  
Aquatics- disregard recommendation; Mr. Thompson explained the adjustment of approximately \$48,000 from Beach Parking to Aquatics, 4 pool passes are included in Parking Pass.

Yacht Club- Mr. Terry suggested looking at the requested positions, not all the same; he requested detail of those positions and the impact of quality of service and the impact on assessments.

Racquet- Mr. Terry moved to add \$111,000 to finish the project, Ms. O'Hare seconded, 2 in favor (Terry & O'Hare), 3 opposed (Renaud, Stevens and Clarke); Consensus of the Board is to add the \$45,000 for the 2/4 court plan.

Marina-disregard recommendation, instead increase revenue by \$10,000.

Reserve Study-Approve recommendation

Engineering Studies- include in Reserve study

Golf Loss -disregard recommendation instead increase loss to \$50,000.

Pool Covers- approve recommendation

Signage- disregard recommendation; change to \$40,000.

Fire pit- include fans and TV for a total of \$20,000.

Police -approve recommendation

Trolley- approve recommendation

Reserve Contributions- more time is requested for review.

Roads Depreciation- Mr. Terry suggested adding \$5 to assessment but wants to work with Mr. Thompson and Mr. Carmine on details.

HVAC at Country Club- disregard recommendation

### **Public Comments-**

Jeff Knepper- 1210 Carrollton Lane – His educated guess is most startup companies take 2-4 years of operation to have enough data to make intelligent decisions. Mr. Renaud agreed.

Joe Reynolds- 84 Watertown Rd. – Disagrees with Jeff; we have 35 years of experience running the Yacht Club.

Frank Daly- 834 Ocean Pkwy. – After the budget is approved, please publish the average pay increase for employees who have been on payroll for a year and the percentage of the range of increase.

**Media Questions**

Tom Stauss asked where the money will come from to offset the apparent assessment increase.

At 5:40 pm, Mr. Clarke moved to adjourn, Mr. Terry seconded, all in favor.

Respectfully submitted:  
Pat Renaud, Secretary