



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS'
REGULAR MEETING
Thursday, June 25, 2015
3:00 PM, Assateague Room, Community Center

Present-Dave Stevens, Marty Clarke, Pat Renaud, Tom Terry, Jack Collins and Bill Cordwell. Sharyn O' Hare absent. Also present: Bob Thompson, Teresa Travatello, and Michelle Bennett, 4 members of the press and 22 Association members.

Call to Order – Dave Stevens called the meeting to order at 3:00 pm with the Pledge of Allegiance.

Approval of Agenda

The agenda was approved unanimously

Approval of Minutes

May 20, 2015 – Special Meeting- Mr. Renaud moved to approve, Mr. Cordwell seconded, all in favor.

June 3, 2015 - Special Meeting- Mr. Renaud moved to approve, Mr. Terry seconded. At Mr. Clarke's suggestion, Mr. Stevens shared the results of the Closed Meeting and requested a copy of the Press Release be attached to these Minutes; all in favor.

President's Remarks – Dave Stevens- Mr. Stevens discussed the 6/3 Closed meeting, the Board voted to have Mr. Thompson reach out to Sandpiper, as was included in Press Release.

General Manager's Report – Bob Thompson

Controller's Report- Mr. Collins talked to Art, the LU label is on financials because last year's activity is going through review by Auditors; after audit it will go back to combined golf as before; the report is also shorter because LU summarizes more so than previous manager. Mr. Clarke asked if the Beach Club parking lot money is now being transferred to the Aquatics department now. Mr. Thompson said yes. Mr. Stevens stated golf numbers are a little under budget but more than this time last year. Mr. Stevens said Yacht Club revenue is a record high, it is doing great, thank you Mr. Thompson, great work. Mr. Terry asked where the golf shop expense number came from, why is it so low. Mr. Stevens said we do need more detail in the golf financials. Mr. Collins suggested the Board email him with any specific requests, he will work with LU & Art to get. Mr. Stevens requested detailed reports from amenities. Mr. Clarke pointed out this is golf's best year in 8 yrs., even though it performed under budget. Mr. Terry said we've lost 18 members year to date. Mr. Clarke asked if the Quarterly report will be included at the Annual Meeting. Mr. Thompson said it will be released in August whether the Board has a meeting or not. Mr. Clarke wants to see the dollar amount transferred from Beach Club parking to Aquatics.

S&R Splash Pad

BC Fence

Sandpiper

Canoe / Kayak launch Area

Annual Audit
Golf
Yacht Club
Aquatics

Tail of the Fox discussion- Marty asked the status of the home. Bob answered he is a little behind on this; he has letters ready to go out to realtors but he is waiting for our realtor Board member to review however she is out of the country right now. Marty suggested an open listing for anyone who wants to sell it, put a lockbox on, it is going to sell. Bob said there is a lockbox on it at this point. Marty asked who the lockbox belonged to. Bob replied Sharyn provided it to us to allow realtors access. Marty asked if we have a written listing with anyone. Bob answered no. Marty stated Sharyn must have forgotten it's illegal to offer a house for sale without a written listing. Bob said it's not for sale, it's for viewing right now. At the July 30, 2015 Regular Board Meeting Ms. O'Hare asked that these Minutes reflect her response to Mr. Clarke's comments here, as she was out of the country and was not at the meeting. Ms. O'Hare stated Mr. Clarke accused her of doing something illegal; the lockbox was put on the home as a courtesy to the Association to allow agents access while they prepared their CMA.

Public Comments

Joanne Cropper-10 Moonshell Dr. - Worcester County issued a permit to an OP resident for internet gun sales only, after exemption request was filed, the neighbors were notified. OPA gave internet, storage and home sales permit with no notification to neighbors. A Board member said they have no control over ARC as long as they are following our Guidelines. She asked for Board review of our permit policy and comparison to Worcester County guidelines. The County is protecting us more than OPA. Bob Thompson never did return multiple phone messages.

Anna Fultz- 127 High Sheriff Trail- She thanked the Board and Mr. Thompson for all they do. For usage of Country Club for the Bridge group, she wants to make a donation. She also sent a request to the Board to look into restricting the development around the Veteran's Memorial area, no commercial growth should be allowed. She then presented a check to Mr. Stevens and Mr. Thompson.

Pamela Dameron-2 Crow's Nest- she is concerned about the smart meter installation proposed by Choptank Electric; through research she has found that these devices emit radio waves 1000 times stronger than a cell phone, she believes there may be cancer risks; she also believes Choptank is withholding information; there will be a \$42 per month penalty to opt out; another concern is employees losing their jobs; please hold off on Choptank's installation until there is more information. Mr. Collins said we aren't in a position of authority to interject with Choptank. Mr. Thompson said Choptank held a meeting last month but is sure they would do another.

Harry Gaul-23 Carrollton Lane- he recently attended a Tea Party meeting where Choptank made a presentation; he questioned whether the provider can limit usage to end users during peak hours. Please make sure if Choptank does another presentation they have the properly qualified people there to answer questions. Mr. Stevens said we should ask Choptank to come back within the next month.

Joe Reynolds- 84 Watertown Rd. -When someone says they will not utilize a capability, he doesn't believe them. Our guidelines for home businesses are clear, if you manufacture a

product in your home you are allowed to sell it. But if you are buying chairs from China to sell from your home you can only do so with a special exemption. Our guidelines are very similar to the County. In this instance, he believes the ARC made a mistake in allowing this individual a permit; they also should have notified the immediate neighbors. He asked about the \$6,000 grant from the County for tourism. Mr. Clarke believes it is for the fireworks. Mr. Reynolds also questioned the changes for sign regulations to allow for Realtor signs (600.2J) as in the proposed revised regulations.

Bill Zawacki- 111 Tail of the Fox Dr. – regarding the gun permit issue, home occupancy permits (when meeting guidelines) do not go before the ARC, Glen Duffy Chair of ARC, just signs it.

Bill Sheridan- 398 Ocean Pkwy. - He asked the status of our bridges; are we self-insured? Mr. Stevens & Mr. Clarke replied no. Mr. Sheridan then asked about Sandpiper, what are the major issues? Mr. Stevens said we would not discuss that now. Mr. Sheridan said he heard a franchise fee was the hold up. Just because we have 1 good month at the Yacht Club, you need to wait until the final month. Is there no Happy Hour at the Yacht Club? Mr. Thompson said there is, Monday through Thursday. Mr. Sheridan asked who will review the numbers in relation to the GM's evaluation. Mr. Clarke said we will not discuss an employee's compensation in Public.

Ted Aronow-51 Quarterstaff Pl.-he complained of not getting a ballot for last year's election because of a mistake in his assessment payment with no exceptions. Another complaint of a relative working for a family member who is a supervisor. He happened to run in to Mr. Thompson at the Administration Office, they talked to for an hour and a half with the promise he would get back to him. Mr. Thompson said he feels comfortable with both the assessment and employee decisions. Mr. Aronow said the By-Laws are the rules, you have to go by them.

Remegious Przyblski- 14 Ivanhoe Ct. - He also is concerned over our bridges. Last year a large chunk of concrete fell on his pontoon boat.

Sarah Warenus- 11 Moonshell Dr. - who makes decisions i.e. prices, hours, etc. at the Yacht Club? Mr. Stevens answered the newly hired Manager Jerry Lewis and Mr. Thompson.

Board Actions from GM Report-

CPI-

78 Quarter Staff Pl. - Mr. Terry moved to find the owner in continuing violation and send to our attorney for action. Mr. Collins seconded, after a brief discussion on the history of this violation, Mr. Stevens said he believes we need to look into this further. Mr. Stevens moved to table the motion, Mr. Clarke seconded, 4 in favor (Stevens, Clarke, Collins and Cordwell), 2 opposed (Terry and Renaud).

Old Business

Motion- Newly Revised signage Regulations (Section 600) - Tom Terry - **Motion:** The Board of Directors accepts the signage regulations (Section 600) as revised and accepted by the ARC. Mr. Collins seconded. Mr. Collins asked what the changes were. Mr. Terry said an email was sent weeks ago with a copy of tracked changes. Mr. Clarke opposes the changes because the worst signs are the ones for yard sales and this gives them even more time by allowing those signs to go up on Fridays. Mr. Clarke read the current

regulations. Mr. Stevens suggested waiting. Mr. Terry withdrew the motion. Mr. Stevens requested the Board to please review the document and get all suggestions to Mr. Terry.

Mr. Cordwell asked if we could revisit the goose control i.e. the orange fence. Mr. Clarke said the people are the issue, parking on grass, cutting lines, etc. Mr. Cordwell asked can we put up a 1' white fence instead. Mr. Clarke said the Committee is preparing a recommendation to address the issue. Mr. Thompson said we are bringing in top soil next week, hoping the grass will grow better, the orange fence was temporary to keep residents off the area we're trying to grow. Mr. Clarke asked for a recommendation and price for a permanent fence. Mr. Stevens agreed adding Mr. Thompson should also bring fence options.

New Business

Seacrets Beach Club Lease Renewal- Dave Stevens- Mr. Stevens said this is informational only, there will not be a vote or motion right now but he did suggest the contract review team and Joe Moore look it over.

Pending Actions- None

Liaison reports

Golf Counsel Minutes- Jack Collins (attached)

Appointments – Dave Stevens- None

Media Questions- None

Adjournment

The meeting was adjourned unanimously at 4:40 pm.

Respectfully submitted:
Pat Renaud, Secretary