



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS'
REGULAR MEETING
Thursday, July 30, 2015
3:00 PM, Assateague Room, Community Center

Present-Dave Stevens, Marty Clarke, Pat Renaud, Tom Terry, Jack Collins, Bill Cordwell and Sharyn O' Hare. Also present: Bob Thompson, Teresa Travatello, and Michelle Bennett, 4 members of the press and 18 Association members.

Call to Order – Dave Stevens called the meeting to order at 3:05 pm with the Pledge of Allegiance.

Approval of Agenda

The agenda was approved with the addition of the Reserve Study Recommendation and Bridge Report to the GM Report as well as the addition of a Reserve Study Motion by Jack Collins to Capital Purchases.

Approval of Minutes

May 28, 2015 – Regular Meeting- Mr. Clarke moved to accept, Mr. Renaud seconded, all in favor.

June 25, 2015 - Regular Meeting- Ms. O'Hare stated at this meeting, Mr. Clarke accused her of doing something illegal, Ms. O'Hare wants the record to show she objects to Mr. Clarke's comments. Ms. O'Hare said the lockbox was put on as a courtesy for OPA to allow agents access to prepare their CMA; she also asked to change Jeanne to "Joanne" Cropper under Public Comments. Mr. Terry moved to accept, Mr. Stevens seconded, all in favor.

President's Remarks – Dave Stevens- Mr. Stevens noted we have a busy Agenda as well as adjourning to a Closed Session, please move Public Comments along. Ms. O'Hare added we lost Col. Howard Hall, a WWII Vet, he ran the OP Equestrian Center, he was also the original Recreation Director, and he had been here in OP from the beginning.

General Manager's Report – Bob Thompson

Mr. Thompson handed out a timeline report on bridges, a discussion followed.

Controllers Report-Mr. Clarke stated the Yacht Club & Golf numbers are very promising. Mr. Stevens agreed.

Beach Club Fence

Sports Core Pool

37 Tail of the Fox

Manklin Project

Sandpiper

Golf

Yacht Club

Aquatics

Golf Netting-Board consensus is to reallocate budget for maintenance fence to purchase this, motion and vote to follow Public Comments.

Reserve Study-Mr. Thompson reviewed the process followed thus far. Mr. Stevens complimented Mr. Thompson and the team. Mr. Cordwell said Beacon was an unbudgeted item and this is not a Reserve Study so it should not use that budget money. Mr. Terry said we had lengthy discussions during the Budget process, where it was clear Beacon would be included. Mr. Cordwell wants a Full CIP before a Reserve study; he wants to make sure they are aware of our 5 yr. /Historical Reserve Funds; he thinks we are pushing this through; rushing it.

Public Comments

Marie Gilmore-3 Lighthouse Ct. - she is representing the Veteran's Memorial Foundation; the Foundation never has or will support any Candidate running for Public Office. She doesn't want a negative feelings associated with the memorial; she explained the postcard situation; she has spoken to all candidates involved; the Memorial has always had great relationships with OP Board's and General Manager's.

Susan Birch- 14 Moonshell Drive- she disagrees with the proposed revision of sign regulations that would allow real estate signs. She requests a Public hearing if the Board were to consider this. She is proud to see Tom Herrick at this meeting, the only candidate in attendance.

Joe Reynolds- 84 Watertown Road - he is surprised at the recommendation of the first Reserve Study presenter; he believes the second presenter should be considered; he thanked Ms. O'Hare & Mr. Clarke for their service on the Board; he commented the golf netting is within Mr. Thompson's authority, if we need it, get it. Congrats on the YC financials; he requested the candidates or their representative attend the vote count; the immediate repairs on the bridge should have been done 4 yrs. ago; F-01 changes he'd like an explanation; in regards to the MD HOA Act and the Comprehensive Plan Committee, he believes they are meeting in violation of HOA Act or not meeting at all as no meeting minutes have been posted for 2 years, they must follow MD law. He was under the impression the OPA Board would provide the questions but the Board has not even discussed it, He then read the questions that are included in today's packet, he begged the Board to get involved in this study.

Bill Wentworth-7 Trinity Place - as the Chair of the Elections Committee, he commented in regard to Joe's comment, Resolutions M-06 & M-08 are clear in counting of ballots in private session.

Husain Mirza- 25 Links Lane- Just because the golf net is not in budget doesn't mean it shouldn't be done. We should wait on the Reserve study, do more research; Tennis courts are in very bad shape, sprinkler heads not working; we should have pool tables and ping pong tables available here.

Roelof Oostveen- 12 Lord Guy Terrace – he said Mr. Thompson blames OP people for the disaster of Yacht Club and he blames others for other failures; Mr. Thompson has to go; Mr. Oostveen called Mr. Thompson a scab. Mr. Stevens told him to have a seat, he was out of order.

Board Actions from GM Report-
Capital Purchases-

Reserve Study- **MOTION:** It is moved that the Board direct the General Manager to enter into a contract with DMA to conduct a Full Reserve Study for Ocean Pines in accordance with the recommendation of the GM search and evaluation team. Cost not to exceed \$32,000. Mr. Clarke seconded. After a brief discussion the motion passed, 6 in favor, 1 opposed (Cordwell).

Golf Net- Mr. Clarke moved to accept the recommendation and use the maintenance fencing budget for the Golf net. Mr. Terry seconded, Mr. Stevens suggested instead of being that specific, just direct Mr. Thompson to find the money in the budget somewhere to purchase it, Ms. O'Hare agreed. Mr. Clarke removed his motion. Mr. Stevens moved to direct the GM to purchase the golf netting with other budgeted money. Mr. Clarke seconded, all in favor.

CPI-

60 White Sail Circle- Mr. Stevens moved to find the owners in continuing violation and follow the recommendation. Mr. Terry seconded, 6 in favor (Stevens, Renaud, Collins, Terry, O'Hare and Cordwell), 1 abstain (Clarke).

10 Wharf Court- Mr. Stevens moved to find the owners in continuing violation and follow the recommendation. Mr. Renaud seconded, all in favor.

15 Dawn Isle- Mr. Terry moved to find the owners in continuing violation, have it cleaned up and send to attorney to explore foreclosure options. Mr. Clarke seconded, all in favor.

48 Nottingham Lane- Mr. Stevens moved to find the owners in continuing violation and follow the recommendation. Mr. Terry seconded, all in favor.

18 Crossbow Trail- Ms. O'Hare is willing to contact owners, Mr. Terry tabled until the next meeting, Mr. Stevens seconded, all in favor.

78 Quarter Staff Place- Mr. Terry moved to find the owners in continuing violation and follow the recommendation. Mr. Stevens seconded, all in favor.

Old Business

Comprehensive Plan Timeline and Survey Questions- Pat Renaud- Mr. Renaud will talk to the Committee to find out why no action has been taken. Mr. Terry also informed Mr. Renaud of the lack of minutes on the website and Meeting notifications issues of the Committee.

Motion- Second Reading of Resolution F-01 Investment Guidelines- Jack Collins- Motion: To adopt the revision of F-01 as recommended by the Budget & Finance Committee. Mr. Clarke seconded, after a brief discussion, the motion was accepted as the First Reading, all in favor.

New Business- None

Pending Actions- None

Liaison reports

Golf Counsel Minutes- Jack Collins (attached)

Appointments – Dave Stevens- None

Media Questions- None

Ms. O'Hare thanked everyone for the last 3 years.

Adjournment

At 4:50 pm Mr. Terry moved to adjourn to Closed session for 2 contractual and 1 personnel issue. Mr. Clarke seconded, all in favor.

Respectfully submitted:
Pat Renaud, Secretary