



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, October 22, 2016
10:00 AM, Assateague Room, Community Center

PRESENT: Tom Herrick, Dave Stevens, Pat Supik, Slobodan Trendic, Cheryl Jacobs, Brett Hill and Doug Parks.

ALSO PRESENT: 2 members of the press and 18 Association members.

Call to Order – Tom Herrick called the meeting to order at 10:00 am with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously with Ms. Supik adding appointments of George Maynard and Paul Fohner to Environment & Natural Assets Committee and Ms. Jacobs corrected the spelling of her last name on the Motion for the First Reading of M-01.

Approval of Minutes

September 19, 2016- Special Meeting

September 24, 2016- Regular Meeting

October 7, 2016- Special Meeting

Mr. Hill moved to accept all Minutes above, Mr. Parks seconded, all in favor.

President's Remarks – Tom Herrick- Mr. Herrick thanked all for showing interest in the governance of our Community. The Work Session followed by Board meeting schedule has been approved by the Board. He also encouraged attendance at work sessions to provide input.

Treasurer's Report- Pat Supik- (included in GM Report) Ms. Supik gave a financial overview for the month of September.

General Manager's Report – Brett Hill

Mr. Hill stated we had the best September at the Yacht Club in the last 10 years. He shared the positive changes taking place, new menu, adding Buzztime Trivia, etc.

Public Works is adding 4 positions to improve efficiencies.

Facilities Department is adding 1 position.

Project Update-

WHP Bathrooms Project is on schedule

Huntington Park is in process

Pickleball conversion is on schedule

Bridge repair is 2 weeks behind

Beach Club Bathrooms- Updating needs for RFP on 1st floor Renovation and 2nd floor renovation.

Country Club-Update on mold remediation, outside cleanup, drainage, Facilities Dept. office addition.

Public Comments-

Joe Salafia- 406 Ocean Parkway- Believes the community would approve a replacement of the Country Club; by phasing the work as is being done, things are not transparent. Bulkhead reserves should be returned to waterfront owners not transferred to General funds. Bridges should be replaced not repaired.

Al "Pop" Wendling-82 Seafarer Ln. - Congratulated the new Directors. He was told the Yacht Club food was bad. He asked Ms. Jacobs about the 2 rumored bonuses given to Mr. Thompson by the previous Board.

Richard Nieman-45 Wood Duck Dr.- Congratulated the Board. Consider suspending Bulkhead Reserve member contribution for 1 year while the Board formulates a plan.

Mary Myers-618 Ocean Pkwy. - She stated her trench is becoming overgrown and into her yard, she has made many calls to PW but no action has been taken. Asking the Board for help in resolution. Mr. Herrick will investigate.

Joe Reynolds- 84 Watertown Rd. - Congratulated the Board on what they've done thus far. Repairing bridges vs. replacing is not a mistake, very few instances do you see state or county replace bridges; should be good for another 20-30 years with proper maintenance. He believes the Country Club should be repaired and maintained. We should not collect more Bulkhead reserve than we plan to spend.

Ed O'Hare-35 Clubhouse Dr. - The public utility building and property at the corner of Ocean Pkwy. and Clubhouse Dr. has become an eyesore. He asked the Board to see what they could do to clean it up and speed up the construction. Mr. Hill explained that is a large and necessary upgrade by the County, not Ocean Pines; he will pass along Mr. O'Hare's concerns.

Charles Tarr-28 Morning Mist- The ditches in section 15A have not been checked in a longtime.

John Quinn- 17 Dawn Isle- the Northgate Bridge seems to be a target and asked if there are there plans for replacing it. He also asked if the Board had any influence with the County regarding the zoning of the medical center by the North Gate, he believes entering / exiting the complex is a dangerous situation.

Cathy Gallagher-338 Ocean Pkwy. - Thank you all, she attended past Board meetings where nowhere near this much business was done. It seems through all the Public Comments you all were listening to us as you promised, so thank you.

Capital Purchases Requests-

Country Club Roof Replacement- Ms. Supik moved to accept the recommended repair of \$93,250, Mr. Parks seconded, all in favor.

Golf Cart Purchase- Mr. Parks moved to accept the recommendation to trade old carts for new carts at a cost of \$319,336 with Yamaha. Ms. Supik seconded, 6 in favor, 1 opposed (Jacobs).

Unbudgeted Operating Expense Request

Executive Recruiting Firm- Mr. Hill stated the Finance position ad returned 5 highly qualified applicants. Pat Supik, Art Carmine, Gene Ringsdorf and himself will be reviewing those. Therefore there is no reason to hire a recruiting firm for this position. Mr. Hill shared we did receive 2 bids from Executive Recruiters for the General Manager search; he requested approval for up to \$30,000 to continue the RFP process then bring recommendation back to the Board. Mr. Stevens moved to accept GM's request, Mr. Parks seconded, all in favor.

CPI Violations-

35 Burr Hill Drive- Mr. Stevens moved to accept the GM's recommendation to find in continuing violation, have Public Works clean up, bill the property owner and file foreclosure on the property. Mr. Parks seconded, all in favor.

52 Capetown Road- Mr. Parks moved to accept GM's recommendation to find in continuing violation, have PW repair, bill property owner and involve legal counsel if necessary. Ms. Supik seconded, all in favor.

141 Teal Circle- The GM's recommendation is to find in continuing violation and receive authorization from the Board to direct legal counsel to file an injunction immediately. Mr. Stevens moved to accept, Mr. Trendic seconded, all in favor.

30 Falconbridge Road- The GM's recommendation is to find in continuing violation and receive authorization from the Board to direct legal counsel to file an injunction immediately, Mr. Parks moved to accept, Ms. Supik seconded, all in favor.

11 Garrett Drive- Mr. Hill stated court has been scheduled, therefore no action is required.

79 Boston Drive- Mr. Hill stated court has been scheduled, therefore no action is required.

44 Harbormist Circle- Mr. Hill stated there has been a change of ownership, therefore he recommended OP re-issue a new violation and re-start the process. Mr. Stevens moved to accept, Mr. Parks seconded, all in favor.

65 Boston Drive- Mr. Hill stated there has been a change of ownership, therefore he recommended OP re-issue a new violation and re-start the process. Mr. Stevens moved to accept, Ms. Supik moved to accept, Mr. Parks seconded, all in favor.

745 Ocean Parkway- Mr. Hill requested permission to consult with legal counsel to verify Ocean Pines' ability to repair roof, or obtain proper legal authorization to do so, file injunction if required and have repairs performed as soon as possible. Mr. Stevens moved to accept, Mr. Parks seconded. After a brief discussion, Mr. Stevens withdrew his motion as the Board agreed to do this in Jan. 2017.

8 Juneway Lane- Mr. Hill requested authorization to find in continuing violation and instruct legal counsel to file injunction immediately so OP can remove the boat, Ms. Supik moved to accept, Mr. Stevens seconded all in favor.

23 Lord Guy Terrace – Mr. Hill stated if property is not remedied in the 30 day period the letter sent by the ARC allowed, he asked for permission to find property in continuing violation, obtain necessary injunction to perform clean up then bill the owner. Ms. Jacobs moved to accept, Mr. Parks seconded, all in favor,

37 Driftwood Lane- Mr. Hill asked Board permission to find owner in continuing violation, instruct PW to clean up debris and bill owner, Mr. Parks moved to accept, Ms. Supik seconded, all in favor.

2 Capetown Road- Mr. Hill asked Board permission to find owner in continuing violation and instruct PW to clean up. Mr. Trendic moved to accept, Ms. Supik seconded. After some discussion, Mr. Trendic withdrew his motion. Mr. Stevens moved to instruct the staff to again try to contact home owner to remedy, the Board will review at their next meeting. Ms. Jacobs seconded, all in favor.

Old Business- Motion-

Motion- Second Reading Resolution C-11- Tom Herrick- **Motion-** To reactivate Resolution C-11 - Golf Advisory Committee- Mr. Stevens seconded, all in favor.

New Business-

Motion- First Reading Resolution M-01- First Reading- **Motion-** I move that Resolution M-01 be amended to shorten the time to address CPI violations and requests for exceptions and/or variances.- Cheryl Jacobs- Ms. Supik seconded, after a lengthy discussion, motion passed, 6 in favor (Stevens, Supik, Trendic, Jacobs, Parks and Hill), 1 opposed (Herrick).

Motion- Budget Guidance for 2017-18 – Pat Supik- **Motion-** The Board accept the attached Board Budget Guidance to the General Manager for fiscal year 2017-18.- Ms. Supik amended her motion by removing "rolling" in #2. (last paragraph). Ms. Jacobs seconded, all in favor.

ARC Ruling Appeal- Brett Hill- The Board suspended the rules to allow resident Earle Moore to explain his issue with his neighbor's fence/ planters. Ms. Jacobs added the fence is taller than allowed and there is an open CPI violation at this time. The Board requested an explanation from the ARC on what transpired.

Motion- Re-allocation of Funds- Brett Hill- **Motion:** I move that twenty-five thousand dollars be reallocated from the Food Truck line item on the Yacht Club Capital Budget to Decorations and Furnishings for the Yacht Club. Ms. Supik seconded. The Board suspended the rules to allow Brian Townsend from the YC to explain the needs. Ms. Jacobs amended the motion to increase the funds to \$55k to be reallocated. Mr. Parks seconded, 6 in favor (Jacobs, Herrick, Hill, Trendic, Trendic, Supik and Parks), 1 opposed (Stevens).

Appointments –

- Robert Carpenter- 2nd Term- Aquatics
- Robert Hillegass- 1st Term- By-Laws & Resolutions
- Steve Tuttle- Chair- Elections
- George Maynard– 1st Term- Environment & Natural Assets
- Paul Fohner- 1st Term- Environment & Natural Assets

The above nominations were approved unanimously.

Media Questions- None

At 1:15 pm, Mr. Stevens moved to adjourn, Ms. Supik seconded, all in favor.

Respectfully submitted:
Slobodan Trendic, Secretary

*Please note at the September 24, 2016 Regular Board Meeting at 6:18 pm, Mr. Hill moved to adjourn to Closed Session for Contractual Issues as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) a meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes: (i) Discussion of matters pertaining to

employees and personnel. Specifically, Employment matters relating to: All Exempt positions, Controller and Aquatics and Recreation & Parks seasonal employees, all in favor.

*Please note at the October 7, 2016 Special Board Meeting at 8:35 am, Mr. Hill moved to Adjourn to Closed Session for Contractual Issues as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) a meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes: (i) Discussion of matters pertaining to employees and personnel. Specifically, Employment matters relating to continued discussion from the Sept. 24th Closed Board meeting. All in favor. Mrs. Bennett was excused from the meeting.