



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Thursday, March 24, 2016  
9:00 AM, Assateague Room, Community Center

PRESENT: Pat Renaud, Cheryl Jacobs, Jack Collins, Tom Terry, and Tom Herrick. Bill Cordwell was present via conference call. Dave Stevens was absent.  
ALSO PRESENT: Bob Thompson and Michelle Bennett, 2 members of the press and 28 Association members.

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

**Approval of Agenda**

The Agenda was approved with changes requested by Mr. Terry – remove the C-03 Motion and move Seacrets Lease Motion to the Closed Session as a contractual issue. Ms. Jacobs moved to accept with the changes, Mr. Herrick seconded, all in favor.

**Approval of Minutes**

February 19, 2016 - Budget Meeting- Ms. Jacobs moved to approve the minutes, Mr. Terry seconded, all in favor.

February 25, 2016 - Regular Meeting- Ms. Jacobs moved to approve the minutes, Mr. Herrick seconded, all in favor.

March 14, 2016- Special Meeting- Ms. Jacobs corrected, removal of Art Carmine as also present; remove second “there” in Mr. Reynolds comment; add at the end of the first sentence under the Discussion “while waiting for Dr. Diriker to arrive.”; under Discussion 3<sup>rd</sup> line from the bottom after Dr. Diriker, add “present”. Mr. Terry asked to change under Comprehensive Plan Survey, 3<sup>rd</sup> line from the bottom, the word “worked” to “segregated”. Ms. Jacobs moved to approve the minutes as corrected, Mr. Terry seconded, 5 in favor (Renaud, Jacobs, Terry, Cordwell and Collins) 1 abstain (Herrick).

**President’s Remarks – Pat Renaud-** Mr. Renaud explained Mr. Stevens is attending a funeral & Mr. Cordwell will be attending via conference call. He then thanked the Comprehensive Plan Committee for their work on the survey.

**General Manager’s Report**

Financial Review

Golf

Yacht Club

Aquatics- Mr. Terry and Mr. Renaud thanked the team.

Projects

Manklin- Phase 1 / Phase 2

BC Bathrooms

BC Storm Damage

Bridge Repairs

DMA Reserve study- meeting is scheduled for Apr. 11 at 10 am. Board will have to decide to hold open or closed meeting.

St. Martin Project

Road Striping & tree trimming

Road Paving

WHP Bathroom

### **Public Comments-**

June Freeman- 60 Boston Dr. - Thanked all for their time & effort on Manklin Project. She believes converting Tennis courts to pickle will enable platform to get courts as promised.

Jim Freeman-60 Boston Dr. - He wanted to clarify, he was not included in this phase concept. But believes due to cost it makes sense. He asked to do Phase 2 first so Platform gets 2 courts and convert 2 Tennis courts to Pickle.

Susan Morris - 127 Hingham Lane - Inner links- Raised platform courts are a good idea; there is a Country Club in NJ that has used courts available.

Roelof "Dutch" Oostveen- 12 Lord Guy Terrace- He commented on last week's Town Hall meeting. He stated the GM is a dictator, he has to go.

Slobodan Trendic- 20 Drawbridge Rd. - suggested using a project dashboard for current updates. Converting a couple tennis courts to pickle courts makes good business sense. Should consider outsourcing management as Mr. Herrick presented 2 months ago.

John Quinn- 17 Dawn Isle- As a property manager himself, he believes communications is an issue & frustration; OPA needs to enforce contracts; thank you for your time.

Don Smith- contractor / estimator- The Board suspended the rules to allow Mr. Smith to speak at Mr. Steen's request. Mr. Smith has looked at the BC Bathrooms and has presented a plan. Mr. Terry suggested if Mr. Smith intends to bid on this project, he should not be presenting to the Board at this time; the RFP is in the works; this will create a conflict of interest. Mr. Smith then ended any further comments.

Larry Bohanan - 27 Castle Dr. - platform is overcrowded, not enough courts; they deserve courts.

Tracey Hofman-6 Brookton Lane- she is representing the Farmers Market; petitions were given to the BOD requesting an additional day.

Lora Pangratz- 2 Harpoon Rd. - Appreciates the time of the BOD; encourages microphone usage; asked how the Board evaluates projects with community input; in favor of Farmers Market request for an additional day; asked all to keep ADA access in mind with projects.

### **Capital Purchases Request-**

Public Works Loader- Mr. Terry moved to accept the recommendation, Mr. Collins seconded, all in favor.

Public Works Skid Steer - Mr. Terry moved to accept the recommendation, Mr. Herrick seconded, all in favor.

Public Works F-550 Dump truck- Mr. Herrick moved to accept the recommendation, Mr. Terry seconded, all in favor.

### **CPI Violations- Bob Thompson-**

11 Garrett Dr. - Mr. Terry moved to find owner in continuing violation and forward to legal, Mr. Herrick seconded, all in favor.

### **Old Business**

Motion- Approve Seacrets Beach Club Lease Renewal- Tom Terry- moved to Closed Session.

Motion- Rescind Previous Pond No Mow Motion- Bill Cordwell- Motion-A motion is made to rescind an original motion made by Director Clarke on 9/27/2014 regarding "non-lethal control of non-migratory Canadian geese. Mr. Terry seconded; all in favor.

Motion- Beach Club Bath House RFP- Jack Collins- Withdrawn.

Motion- Second Reading Resolution F-01- Tom Terry- The Board of Directors accepts the revised F- 01 for a second reading and final approval. Ms. Jacobs seconded, all in favor.

Motion- Second Reading Resolution C-03- Tom Terry- Removed.

Board Approved White Horse Park Bathrooms- Cheryl Jacobs- Ms. Jacobs announced she put forth a motion and the Board voted via email to approve the project. 5 Directors voted yes, 1 no and 1 abstain.

### **New Business- None**

### **Pending Actions- None**

### **Appointments – Pat Renaud**

Bill Wentworth- 2<sup>nd</sup> Term- Elections

Marty Clarke- 1<sup>st</sup> Term- By-Laws & Resolutions

Mr. Collins moved to accept both appointments by acclimation, Mr. Terry seconded, all in favor.

**Media Questions-**

Josh Davis - asked who voted no and abstained on the White Horse Bathrooms? Ms. Jacobs answered, Stevens and Collins.

At 11:20 am Ms. Jacobs moved to adjourn to closed session for contractual / legal matters, specifically Gillis Offer and Seacrets Lease. Mr. Terry seconded, all in favor.

Respectfully submitted:  
Tom Herrick, Secretary