



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Thursday, May 26, 2016
9:00 AM, Assateague Room, Community Center

PRESENT: Tom Terry, Bill Cordwell, Dave Stevens, Jack Collins and Tom Herrick. Pat Renaud was present via conference call. Cheryl Jacobs was absent due to a family emergency.

ALSO PRESENT: Bob Thompson, Teresa Travatello and Michelle Bennett, 4 members of the press and 22 Association members.

Call to Order – Tom Terry called the meeting to order at 9:00 am with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously with the following additions; add to appointments- Judy Butler 3rd Term, Environment & Natural Assets/ Judy Butler 3rd Term, Elections/ Glenn Duffy 3rd Term, ARC/ R. Lewis Furman 1st Term, Clubs/ Sidney Eagle 1st Term, Clubs and the Closed Session topic is the Dumser's Contract renewal.

Approval of Minutes

April 28, 2016- Regular- Mr. Cordwell moved to approve the minutes, Mr. Herrick seconded, all in favor.

May 2, 2016- Regular- Mr. Herrick moved to approve the minutes with the addition of “*Please note at the April 28, 2016 Regular Board Meeting at 10:55 am Ms. Jacobs moved to adjourn to closed session for contract negotiations, specifically Section 17 Turnover Agreement and the General Manager's Contract. Mr. Terry seconded, all in favor.” as a footnote, Mr. Cordwell seconded, all in favor.

President's Remarks – Pat Renaud- Mr. Renaud requested we stick to topic and move along.

General Manager's Report

Financials
Projects Updates-
Reserve Study
Country Club
BC Bathrooms
Bridges
Comm. Ctr. Drainage
Road striping
WHP Bathrooms
BC Repairs
St. Martins Drainage
Manklin Meadows
Bulk pick up /Resident's Academy

Public Comments-

Tom Janasek - 17 Lookout Pt. - Opposed to Food Truck; suggested testing with others food trucks before purchasing one. Also asked for late-night menu at the Yacht Club.

Slobodan Trendic- 20 Drawbridge Rd. - distributed handouts (attached). He believes bridges are structurally and functionally deficient. Urges immediate action.

Frank Creamer - 116 Boston Dr. - urged Board to make an approval on the Manklin project soon.

Nancy Weber – 71 Sandyhook Rd. - thank you for North Gate bridge lights. She heard a rumor about water shuttle?

Jim Freeman- 60 Boston Dr. - Bulk pickup was a great idea. A compromise for pickleball is good. As President of platform tennis, he explained platform has been patient longer, please look into options.

Ray Unger-22 Liberty St. - fill Dog Park holes please.

Joe Reynolds - 84 Watertown Rd. - New pickleball option is the answer. Unsure what the Board approved the \$150,000 for Manklin.

John O'Connor-2 Dogwood Pl. - What is the contract to be discussed during today's closed session? (Mr. Terry answered Dumser's' lease.) He believes WHP Bathroom is coming out of Legacy Reserves. The Reserve Study should go to the B&F Committee for review.

Capital Purchases Request-

Fairway mowers- Mr. Cordwell moved to accept the recommendation, Mr. Renaud seconded, 3 in favor (Renaud, Terry and Cordwell), 3 opposed (Stevens, Collins and Herrick).

Golf Sprayer-Mr. Cordwell moved to accept the recommendation, Mr. Terry seconded, 3 in favor (Renaud, Terry and Cordwell), 3 opposed (Stevens, Collins and Herrick).

Tiki Bar Awnings-Mr. Collins moved to accept the recommendation, Mr. Herrick seconded, all in favor.

Mumford's Pool Parking Lot Paving- Mr. Cordwell moved to accept the recommendation, Mr. Herrick seconded, all in favor.

Food Truck-Mr. Cordwell moved to accept the recommendation, Mr. Renaud seconded, 3 in favor (Renaud, Terry and Cordwell), 3 opposed (Stevens, Collins and Herrick).

CPI Violations- Bob Thompson-

152 Teal Circle- Mr. Collins moved to approve the recommendation, Mr. Cordwell seconded, all in favor.

Old Business-

Discussion- Manklin Meadows Racquet Sports- Tom Terry- Mr. Terry explained that Ms. Jacobs has again talked to Pickle ball and RSAC, they still prefer the initial Manklin Meadows plan approved by the Board. Mr. Terry moved to repurpose court # 11 & 12 for pickleball with the cost not to exceed \$25,000, Mr. Cordwell seconded, all in favor. Mr. Herrick then moved to direct the GM to gather pricing for construction of 2 platform courts, Mr. Collins seconded, Mr. Stevens moved to amend, adding at least a report, preferably a proposal be presented at the next meeting, all in favor.

Comprehensive Plan Committee Update- Pat Renaud- Mr. Renaud announced that Steve Cohen has resigned as Chair but will remain a member. Frank Daly will now Chair.

New Business-

Long Term Investments Update- Tom Terry- Mr. Terry explained the B&F Committee is reviewing a longer term option, we should have an update in July.

CPI Guideline Amendment Update- Tom Terry - Mr. Terry distributed the draft (attached) he and Cheryl had compiled, he asked for Board feedback. Ultimately Resolution M-01 will be revised.

Communications Committee Update- Tom Terry- Mr. Terry announced, on behalf of Ms. Jacobs, the Committee will be holding a Press Release Seminar on June 2.

Pending Actions- Dave Stevens-

As most of the topics have already been addressed, we reviewed the following:
Reserve Study- need an update that includes the latest budget numbers.
Capital Facilities Plan-Board needs to work on this.

Appointments – Pat Renaud

Suzanne Auwarter- 1st Term- Clubs
Ginger Fleming- 1st Term- Communications
Judy Butler- 3rd Term- Environment & Natural Assets
Judy Butler- 3rd Term- Elections
Glenn Duffy- 3rd Term- ARC
R. Lewis Furman- 1st Term- Clubs
Sidney Eagle- 1st Term- Clubs

The above nominations were approved unanimously.

Media Questions-

Joe Reynolds asked what Dumser's pays currently.

At 11:45 am, Mr. Cordwell moved to adjourn to Closed session for a contractual issue, specifically, Dumser's lease, Mr. Renaud seconded, 5 in favor (Renaud, Terry, Cordwell, Collins and Herrick) 1 opposed (Stevens).

Respectfully submitted:
Tom Herrick, Secretary

*Please note at the May 2, 2016 Special Board Meeting At 3:17 pm Ms. Jacobs moved to adjourn to closed session for Contractual Issues, specifically the Beacon contract, Mr. Stevens seconded, all in favor.