



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, April 29, 2017
10:00 AM, Assateague Room, Community Center

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

ALSO PRESENT: 1 member 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

Mr. Hill requested adding a Motion for Oasis pool Family Time to Old Business. Mr. Parks moved to accept, Mr. Hill seconded, all in favor.

Approval of Minutes

March 20, 2017 – Work Session

March 25, 2017 – Regular Meeting

All Minutes above were approved unanimously.

President's Remarks – Tom Herrick- Mr. Herrick thanked everyone for having interest in the Community and attending the meeting.

Treasurer's Report- Pat Supik- (included in GM Report attached) Ms. Supik gave a financial overview.

General Manager's Report – Brett Hill (attached)

Updates-

F&B

Marina

Pools

Golf Clubhouse / Tern Grill projects

Beach club project

Manklin Playground

Public Comments-

Tom Janasek-17 Lookout Pt.- Commended the Board on all the projects. He is concerned with the 20% discount offered at Mumford's Landing, should only be offered in season, Memorial Day through Labor, Sunday through Thursday. Food & service has improved.

Doris Lloyd- 65 Wood Duck Dr. - Grand Canal on Manklin Creek has an island that could be dangerous, please put up markers. Several owners in Wood Duck I get flooded with storms, the bulkheads are too low please look into.

Steve Tuttle-40 Burr Hill- Reminded the Board that the M-06 motion Mr. Trendic is going to submit was a collaborative effort of the Committee and attorney.

Anna Foultz 127 High Sheriff Tr. - concerned with Country club elevator, what's the plan with that? We have lots of seniors, we need a new elevator. Mr. Hill replied there will be a

ramp installed up to second floor. Ms. Anna said ramps will not work for most seniors, Doris Lloyd agreed.

Eddie Bell-52 Seafarer- Drainage issues, pipes are not appropriate size for flow. PW has promised to fix but have not. Commend the Board for the progress they've made. Homeowner's need to help maintain their own ditches.

Capital Purchases Requests-

Golf Course- Triflex (Greens) Mower - Mr. Hill moved to accept the recommendation of \$19,999.02 from Finch Services, Mr. Herrick seconded, 6 in favor (Supik, Herrick, Hill, Jacobs, Parks and Stevens), 1 abstain (Trendic).

CPI Violations-

2 White Sail Circle- Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove the vehicle, Mr. Parks seconded, all in favor.

14 Drawbridge Rd. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and have Public Works clean up, Ms. Jacobs seconded, all in favor.

15 Rockside Rd. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove the vehicle, Mr. Parks seconded, all in favor.

41 Tail of the Fox Dr. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove one of the sheds, Mr. Trendic seconded, all in favor.

6 Seagrave Ln. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove the vehicle, Mr. Parks seconded, all in favor.

87 Martinique Cir. - Complied out

8 Willow Way - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove the vehicles, Ms. Jacobs amended the motion to seek immediate court action as this is a repeat offense, Mr. Stevens seconded, all in favor.

48 Camelot Cir. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove the RV, Mr. Trendic seconded, all in favor.

7 High Sheriff Tr. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, seek court permission to remove the vehicle, Mr. Trendic seconded, all in favor.

118 Robinhood Tr. - Complied out

Old Business –

Update on GM Search- Doug Parks (attached) - Ads & information is out, we've received 40 applications so far, May 1 Novak will vet, June 22 Board interviews, July 6-7th final interviews. After some discussion, Mr. Parks will ask Novak if there is any way to speed up the process.

Update on Technology Work Group- Doug Parks (attached)

Motion –Second Reading-Amendment of Resolution M-06- MOTION: I move that the Elections Committee's draft Amendment dated 3/21/2017 be approved – Slobodan Trendic – Mr. Stevens seconded. Mr. Stevens offered an amendment- I move, as a friendly amendment to the motion to revise this version of M-06 offered for second reading, in the following manner: Attachment A, Section 9. e. Replace the final sentence in this

paragraph that reads "The results of the election will be announced at the conclusion and certification of the vote counting." with "These copies shall be locked in the Committee cabinet until removed for announcement at an annual or special meeting of the members." Mr. Herrick seconded the amendment, all in favor of amendment, and all in favor of original motion as amended.

Motion – I move for consideration an amendment to Resolution M-06 with the two (2) changes shown in red regarding counting ballots for the election of Directors in an open session and will limit answers to questions to two hundred (200) words for each question- Cheryl Jacobs - Ms. Jacobs withdrew her motion.

Motion – Second Reading - Amendment of Resolution M-09- I move that Resolution M-09 be amended to provide that a Board liaison is not appointed to the Search Committee - Cheryl Jacobs- Mr. Stevens seconded, Mr. Herrick offered amendment – add under 3. Roles (b) The President of the Association shall appoint a Director to serve as a liaison to the Committee. The liaison shall not be a Director that is eligible for re-election, Mr. Hill seconded the amendment, 4 in favor Herrick, Hill, Supik and Parks), 2 opposed (Jacobs and Trendic) 1 abstain (Stevens). 4 in favor of amended motion (Herrick, Hill, Supik and Parks), 2 opposed, (Trendic and Jacobs), and 1 abstain (Stevens).

Motion - Oasis Pool Family Time – To approve family twilight swim at the Oasis Pool on Mondays from 5pm-8pm, and Family Fun Night at the Oasis Pool from 6pm-8pm – Brett Hill- Mr. Herrick seconded, Mr. Hill amended motion to include "With the last 3 hours of Monday, at 5-8pm, with families allowed, but not closing to the existing users, and Wednesday Family Fun Night from 6-8, with the pool closing at 5pm to the existing swimmers.", Mr. Herrick seconded, All in favor of amended motion.

North Gate Beautification-Ms. Jacobs asked Mr. Hill to have Public Works to please move up in scheduled cleanup.

New Business –

Motion- First Reading- Resolution M-02 Amendment – I hereby submit the following proposed amendment to M-02 for first reading. Add the following: **12. g. The established use for an amenity (e.g., adults-only pool) shall not be changed without the explicit approval of a majority of the Board of Directors** - Dave Stevens - Ms. Supik said other items in the Resolution need to be reviewed. Mr. Parks asked for a review by the By-Laws and Resolution Committee as well as input from the other Committees. Mr. Stevens will submit for second reading at the next meeting.

Appointments –

Jennifer Cropper-Rines - 2nd Term- Communications

Elaine Brady- 2nd Term - Communications

Thomas Piatti - Search

Peggy Turner - Search

Ken Koroknay - Search

Catherine Gallagher – Search

Kevin Mealia- Search

The above nominations were approved unanimously.

At 11:40 am Mr. Trendic moved to adjourn to Closed Session 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. Ms. Jacobs seconded, 2 in favor (Trendic and Jacobs), 4 opposed (Herrick, Hill, Supik and Stevens), 1 abstain (Parks).

At 12:00 pm, Mr. Herrick moved to adjourn, Mr. Hill seconded, all in favor.

Respectfully submitted:
Slobodan Trendic