



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Friday, July 28, 2017  
9:30 AM, Assateague Room, Community Center

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

ALSO PRESENT: 4 members of the press and 150 Association members.

**Call to Order** – Dave Stevens called the meeting to order at 9:30 am with the Pledge of Allegiance.

### **Approval of Agenda**

The Agenda was approved unanimously with the following changes- Mr. Trendic asked to add a motion to elect a new President as a result of Mr. Herrick ' s resignation, all in favor. Mr. Trendic also asked to add a motion to terminate Brett Hill as GM, Ms. Jacobs seconded, 1 in favor (Trendic), 5 opposed (Herrick, Stevens, Supik, Hill and Jacobs). Ms. Jacobs asked to delete the Food & Beverage motion, the motion to remove a Committee Member & Accounting Software capital purchase request, Mr. Trendic seconded, the vote to leave the Accounting software purchase on the Agenda was 4 in favor, (Stevens, Herrick, Supik and Hill), 2 opposed ( Jacobs and Trendic ); the vote to leave the Food & Beverage motion on the Agenda was 2 in favor ( Stevens and Hill ), 4 opposed ( Herrick, Supik, Jacobs and Trendic); the vote to leave the motion to remove a Committee Member on the Agenda was 3 in favor ( Herrick, Stevens and Hill), 3 opposed ( Jacobs, Trendic and Supik). The amended Agenda was accepted with 4 in favor (Stevens, Herrick, Supik and Hill) 2 opposed (Jacobs and Trendic).

### **Approval of Minutes**

June 19, 2017 – Special Meeting – Mr. Hill moved to approve, Ms. Jacobs seconded, all in favor.

June 22, 2017 – Special Meeting - Mr. Hill moved to approve, Mr. Herrick seconded, all in favor.

June 23, 2017 – Regular Meeting - Mr. Hill moved to approve, Ms. Jacobs seconded, all in favor.

July 6 & 7, 2017 - Special Meetings - Mr. Hill moved to approve, Ms. Jacobs seconded, all in favor.

July 9, 2017 – Special Meeting - Mr. Hill moved to approve, Mr. Herrick seconded, all in favor.

**Vice-President's Remarks – Dave Stevens-** since January, our Attorney has collected \$89,952 in delinquent assessments; the Attorney is still looking into options for Oasis pool; the Board issued a Press Release announcing John Bailey has been hired as GM, he will be starting on Sept. 11.

**Treasurer's Report – Pat Supik – (attached)** Ms. Supik also announced the Reserve Study Work Group, which is comprised of - Dave Stevens, Pat Supik, Tom Herrick, John Viola, Marty Clarke, Gene Ringsdorf & Ted Moroney. The goal is to recommend a short and long term funding plan. The Audited financial reports have been received.

**General Manager's Report – Brett Hill** – Mr. Hill stated, Mr. Stevens covered the current topics he had in his report.

**MOTION:** I move that pursuant to OPA's By-Laws, Article VI the Officers of the Association, Section 6.04. Vacancies, the directors of this Board elect today new President of the Association. Slobodan Trendic- Ms. Jacobs seconded, Mr. Herrick nominated Mr. Stevens (Mr. Stevens offered his resignation of Vice-president if elected as President), Mr. Hill seconded, all in favor; Ms. Supik nominated Mr. Herrick as Vice-president, Mr. Herrick declined, Ms. Jacobs nominated Mr. Parks, Mr. Trendic seconded, all in favor.

#### **Public Comments-**

Tom Janasek- 17 Lookout Pt. - asked everyone to be civil, the Board is dysfunctional, Slobodan should not go to the press, the Yacht Club is a debacle, Brett should step down as GM, Colby can run the Association until the new GM starts, Slobodan should resign.

Bill Sheridan - 398 Ocean Pkwy. - Laughing stock in the press; Mumford's Ldg. & the Golf Club are losers.

Gary Miller - 15 Windward Ct. - stated he is the Committee member referenced on the Agenda. He added, the Committee Application does not mention giving up 1st Amend rights. All this has been caused by the GM and a couple Board Members.

Becky Clark - 866 Ocean Pkwy. - She is looking for peace and safety at the Oasis pool, asked for Board collaboration with Colby to assemble second set of rules for that pool. We need to make it a civil place for all. She suggested getting second opinion from a different attorney.

Audrey Wahl - 37 Clubhouse Dr. - Pool policies and rules should be posted at all pools; the permit posted at the Manklin Complex stated pickleball courts instead of platform, please check in to this. Ms. Wahl asked Mr. Stevens to set aside the motion to remove a Committee Member.

Bill Cordwell- 558 Ocean Parkway- (attached)

Paula Gray -88 Windjammer- Pirate ship at the Yacht Club is too close to fence, safety issue; concerned with all that's going on; she had applied for the Board but was personally attacked.

Jan Castner- 133 Pinehurst- is a Realtor and has owned 2 restaurants, requested the Board to please consider leasing the F&B operations. Offered to help write a RFP.

Rosanna Nicoletos- 5 Widow's Watch- reconsider Mr. Trendic's removal, it would disenfranchising over 1000 voters; the By-Laws should be revised to define the role of the AGM if one is needed in the future, it is a conflict of interest to have Brett Hill acting as both a Director and AGM this long. Would like to have an opportunity to amend their vote as they have already voted in this election, believes election should be canceled and new ballots sent out. Believes the tenure of the AGM has been a financial disaster for Ocean Pines.

Sharyn O'Hare- 216 Mumford Landing Rd. - Board should be thankful for the community attendance; Oasis pool rules should accommodate older residents, additional lap lanes are needed; Gary Miller is a most valuable member of this community, it would be a huge mistake if you remove him. All this is affecting our home values, Board must work together,

Christina Criss-2305 Points Reach- Director removal should not happen unless it's for illegal action.

Shawn Kotwica - 24 White Horse Dr. - How many signatures are needed on a petition?

Ted Moroney - 17 Clipper Court - Trendic removal does not seem to be on an even keel. Conflict of information & full disclosures must be done if Trendic is removed, the next elected Board should be the ones voting.

Roelof Dutch Oostveen - 12 Lord Guy- Tom did good job. Letters in papers have hurt us. It is a Board decision to remove Slobodan, but Ms. Jacobs should be removed as she has done same things.

Richard Clemens- 61 White Sail - Does the President vote on any motion or as a tiebreaker only? This Board is dysfunctional.

Deb Fisher - 148 Ocean Pkwy.- Oasis pool, need to find a balance, she took notes on many issues there; she has been told she is not able to get refund of her pool membership; need to post updated pool rules.

Jo Watt -11 Serf Place- Disappointed in Tom stepping down as President and not thanking his voters. Brett should be removed for the audio recording. There are too many closed & secretive meetings. Keep elected people on the Board.

George Simon-742 Ocean Pkwy.- we were coming off our best year on record and this Board control and we have a massive deficit, how does this happen?; why all the personnel changes, good people that have worked here a long time are gone? Trying to remove Directors for not agreeing with you is wrong. People need to make sure they know who they are voting for. Ocean Pines is one of the best places to live but it's going downhill.

Les Purcell-55 Tail of the Fox- Cautioned the Board, he has not signed the application for the Clubs Committee that is on the Agenda.

Bette Wildgust- 24 Watergreen Lane- beyond CPR, what is each of your plans to make things better.

Anna Fultz -127 High Sheriff Trail - thanked the Board for the Opportunity to speak. She loves Ocean Pines.

Slobodan Trendic - 20 Drawbridge Rd. - only guilty of protecting membership and employees; if membership believes he should he will walk away; will continue to take action to benefit the Association. He brought the motion to remove the AGM because there is still 6 weeks under his Management; thanked everyone for coming; asked Community to be more active in day to day.

Collette Horn-35 Sundial- she is a Candidate; she spoke of an altercation from Dutch Oostveen at a local restaurant; she will do all she can if elected to better the Community.

David Volrath - 935 Yacht Club Dr. - to change the membership of this Board 2 weeks before the election is a bad decision; Equal access to pools is not guaranteed by law.

**Capital Purchases Requests-**

Golf Club Renovation- Mr. Hill moved to accept the price of \$536,000 from Willow Construction for an emergency design /build contract for the second floor of the Golf Club, Mr. Herrick seconded, Mr. Trendic requested to table the request. Mr. Hill will request design by next Friday and forward to the Board. The Board will vote via email, all in favor.

Bulkhead Replacements - Mr. Hill recommended the Hi-tide Marine bid, Ms. Jacobs seconded, and the Board added the contract is to include performance bond requirement as well as 1 year contract with 2 year extension options, all in favor.

### **CPI Violations- None**

### **Old Business – None**

### **New Business –**

**MOTION:** I motion this Board approves an In-depth Financial Audit and this Board oversee the selection of a third-party auditor or a firm with forensic auditing skills to conduct detailed examination of the Association's records and POS systems related to the food and beverage venues and other operational areas if the initial audit work discovers it to be necessary. – Slobodan Trendic - Ms. Jacobs seconded, 1 in favor (Trendic), 5 opposed (Herrick, Stevens, Hill, Supik and Jacobs).

**Motion** - I move that the Board of Directors direct the Acting General Manager to issue a RFP to invite bidders to submit proposals for street line painting of the following roads in Ocean Pines: Ocean Parkway, Cathell Rd. and Yacht Club Dr. - Tom Herrick- Ms. Jacobs seconded, all in favor.

**Motion** - To set a policy for transparency in the accounting records of the Ocean Pines Association. This policy would include publishing to all Directors, and where legally permissible, publicly, the detailed monthly financial statements, the monthly log of all Purchase Orders, and the monthly check register for all Ocean Pines operating accounts. Brett Hill - Mr. Herrick seconded, Ms. Jacobs amended the motion to remove "set policy" and change to "direct staff to make the reports available in electronic version". Mr. Trendic seconded the amendment, all in favor of the amendment, and all in favor of the amended motion.

**Motion-** To adopt the attached social media policy as drafted by Jeremy Tucker to fully disclose the use of social media accounts to users of those pages. – Brett Hill - Ms. Jacobs seconded - all in favor.

### **Appointments –**

Harold (Dick) Keilling- 1<sup>st</sup> Term – Budget & Finance

Lisa Schwartz – Chair – ARC

Larry Bohanan – 1<sup>st</sup> Term - Clubs

The above nominations were approved unanimously.

At 1:20 pm, Ms. Jacobs moved to adjourn, Mr. Trendic seconded, all in favor.

Respectfully submitted:

Slobodan Trendic, Secretary

\*Please note at the July 9, 2017 Special Meeting At 2:35 pm, Mr. Herrick moved to adjourn to Closed Session for Contractual issues 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: (iii) Consultation with legal counsel on legal matters to include discussion relative to

the operation of the Ocean Pines Aquatic facilities. Mr. Trendic offered an amendment and 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; and (iii) Consultation with legal counsel. Amendment passed, 6 in favor, (Stevens, Supik, Trendic, Hill, Parks and Jacobs) 1 opposed (Herrick). Amended motion passed, all in favor.