



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

PRESENT: Doug Parks, Cheryl Jacobs, Tom Herrick, Slobodan Trendic, Pat Supik, Colette Horn and Ted Moroney.

ALSO PRESENT: 3 members of the press and 32 Association members.

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

Approval of Agenda

The Agenda was approved unanimously with the following changes- Ms. Supik added a Bank Signing Authority Motion under New Business, Mr. Parks added a Motion to change the Resident Agent on Ocean Pines' Liquor Licenses under New Business and he also added the Board would return to an Open Session following the Closed Session. Mr. Moroney moved to accept the amended Agenda, Ms. Jacobs seconded, all in favor.

Approval of Minutes

July 28, 2017 – Regular Meeting – Ms. Jacobs corrected Ms. Supik nominated Tom Herrick as Vice-President. Mr. Parks moved to approve with this correction, Mr. Moroney seconded, all in favor.

August 25, 2017 – Organization Meeting – Mr. Moroney moved to approve, Ms. Jacobs seconded, all in favor.

President's Remarks – Doug Parks - This Board is promoting a partnership with the General Manager. We are assembling a drainage team and want to include input from Committees. We have lots of work ahead of us but we are up to the task.

Treasurer's Report – Pat Supik – (attached) Ms. Supik thanked John Viola for helping the Association through the summer season and audit. She gave a review of the Financial Summary and shared the Reserve Study group is working on the updates.

General Manager's Report – John Bailey – (attached) Mr. Bailey gave updates on the following topics-

- Director of Finance position
- Food & Beverage operations
- Country Club construction
- Golf
- Recreation Department
- Racquet Sports
- IT Department
- Building relationships
- Reviewing organizational structure and services
- Inspecting the physical assets

Public Comments

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business – None

New Business –

Motion- That the Board of Directors appoint an ad hoc work group consisting of three directors and three Association members charged with the task of drafting a Board resolution that (a) sets standards governing Director ethics and conduct; (b) establishes policies and procedures to ensure compliance with the standards; and (c) establishes procedures for addressing allegations of violation of the code of ethics and conduct - Colette Horn – Ms. Supik seconded, all in favor.

Motion- First Reading of Resolution C-10- To amend the Environment and Natural Assets Advisory Committee Resolution C-10 to include as the committee's principal ongoing focus the health of water surrounding Ocean Pines with primary concentration on the St. Martin's River and to make the first function of the committee helping maintain the health of the waterways - Pat Supik – Mr. Trendic seconded, all in favor.

Budget & Finance Committee Budget Recommendations- Pat Supik - Attached

Motion- To increase the asset capitalization threshold from \$1,000 to \$5,000 for Ocean Pines acquisitions - Pat Supik – Mr. Moroney seconded, all in favor.

Motion- I move to direct the General Manager to develop a job description for Human Resources position along with the salary range and reporting structure and submit to the Board for review and approval by October 27, 2017 - Slobodan Trendic –Ms. Jacobs seconded, all in favor.

Motion- Move that the GM provide the Board no later than November 15, 2017 a Master List (spreadsheet) of all contracts and agreements including who it is with, what it is for, date of execution/start, date of expiration, date of first review and responsible party. Further, maintain a file drawer as a Master File with a copy of each contract - Ted Moroney – Mr. Trendic seconded, all in favor.

Motion- Move the following 1. OPA will notify Hi-Tide in writing (copy to the Board) that they are to continue with emergency work but are not to incur any other costs other than emergency work costs at this time. If they have any other costs please submit them and adequate backup. 2. The GM shall develop a proposed Bulkhead Replacement plan, review the existing and proposed (if any) Bulkhead contract(s) and report back with a status report in sixty days - Ted Moroney, this motion was tabled until after the Closed Session.

Motion- Move to change the resident agent on the liquor licenses for OPA that are on file with Worcester County to John Bailey, General Manager of the Association – Doug Parks – Mr. Moroney seconded, all in favor.

Motion- I move that banking signing authority be given to Doug Parks, President, Pat Supik, Treasurer, Gene Ringsdorf, Assistant Treasurer, and John Bailey, General Manager. – Pat Supik – Mr. Moroney seconded, all in favor.

Appointments –

Virginia Reister - 1st Term – Aquatics - This appointment was approved unanimously.

Les Purcell – 1 year Term Extension – Clubs - This appointment was approved unanimously.

Donna Hickey – 2nd Term – Clubs- This appointment was approved unanimously.

Gary Miller – 2nd Term – Clubs - This appointment was approved, 6 in favor (Parks, Jacobs, Horn, Supik, Trendic and Moroney) 1 opposed (Herrick)

Gerald Horn- 1st Term- Marine Activities - This appointment was approved unanimously.

Les Purcell – Chair – Clubs - This appointment was approved unanimously.

At 11:12 am, Mr. Moroney moved to adjourn to Closed Session for 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 for the following purposes: (i) Discussion of matters pertaining to employees and personnel and (iii) Consultation with legal counsel on legal matters, Ms. Jacobs seconded, all in favor.

At 1:38 pm Open Session reconvened. The Board reopened the Bulkhead Motion. Mr. Moroney moved to postpone the Motion indefinitely, Ms. Jacobs seconded, all in favor.

At 1:40 pm Ms. Jacobs moved to adjourn, Mr. Moroney seconded, all in favor.

Respectfully submitted:
Colette Horn, Secretary