



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, January 27, 2018
10:00 am, Tern's Grille, Country Club

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

ALSO PRESENT: 2 members of the press and 34 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- Mr. Moroney added a Motion on the Reserve Study under Unfinished Business, moved Motions to accept revised Resolutions to New Business while the Second Readings will still be addressed under Unfinished Business; Mr. Trendic added a Cash & Investment Discussion under New Business.

Approval of Minutes

November 30, 2017 – Regular Meeting – Mr. Moroney moved to accept, Mr. Herrick seconded, all in favor.

January 12, 2018 – Special Meeting – Mr. Moroney moved to accept, Ms. Supik seconded, 6 in favor (Parks, Jacobs, Supik, Horn, Moroney and Herrick), 1 abstain (Trendic)

President's Remarks – Doug Parks – Mr. Parks shared the recent passing of Ocean Pines residents, James Mills, Andrew Sorrell and Dan Stachurski and recognized their contributions to the community. Mr. Parks also announced the Board has received many emails in reference to adding a fitness center to the second floor of the Country Club, the Board will consider the input. Please consider this as we hear Public Comments.

Treasurer's Report – Pat Supik – (attached)

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

Food & Beverage operations

Country Club construction

Management Software

Drainage Task Force

Reserve Study

Peninsula Regional Medical Center has committed \$12,000 to our 50th Anniversary celebrations.

Bulkhead Program Presentation – Kevin Layfield & Josh Vickers

General Manager presents Recommended Budget to the Board – John Bailey – (attached)

Public Comments

Capital Purchases Requests- None

CPI Violations-

28 Concord Lane - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Supik seconded, all in favor.

41 Tail of the Fox Dr. – Removed

44 Brandywine Dr. - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Herrick seconded, all in favor.

79 Quarter Staff – Removed, Homeowner Complied

87 Martinique Cir. - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Trendic seconded, all in favor.

144 Nottingham Lane - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Trendic seconded, all in favor.

Unfinished Business –

Second Reading for Amendment of Resolution B-01 – Ted Moroney

Second Reading for Amendment of Resolution B-04 – Ted Moroney

Second Reading for Amendment of Resolution M-06 – Slobodan Trendic

Second Reading for Amendment of Resolution C-07 – Slobodan Trendic

New Business –

MOTION: The Board hereby adopts revised Resolution B-01. – Ted Moroney – Ms. Supik seconded, all in favor.

MOTION: The Board hereby adopts revised Resolution B-04. – Ted Moroney – Mr. Herrick seconded, all in favor.

MOTION: To accept the second reading of amendments to Resolution M-06, Elections and Referendums Procedures, as recommended by the Elections Committee. The Committee's intent is to: (a) Improve transparency in the election process by providing the election results as soon as ballots are counted; and (b) Improve two other procedures. – Slobodan Trendic – Mr. Trendic withdrew his motion until the next Board meeting.

MOTION: To accept the second reading of amendments to Resolution C-07, Comprehensive Plan Advisory Committee, which will enable OPA to follow a traditional corporate model for the development of its multi-year strategic plan. – Slobodan Trendic – Ms. Supik seconded, all in favor.

MOTION: To instruct the general manager to issue an RFP for auditing services to audit Association's financials for current fiscal year that ends on April 30, 2018. - Slobodan Trendic – Mr. Herrick seconded, Mr. Moroney moved to amend the Motion to read MOTION: To instruct the General Manager to issue an RFP for auditing services no later than September 1, 2018 to audit the Association's financials for the fiscal year ending April 30, 2019. Mr. Herrick seconded the amendment to the motion, all in favor of the amendment, Ms. Supik seconded the amended motion, all in favor of the amended motion.

MOTION: To authorize the General Manager to temporarily use Reserve Funds as needed to pay Operating Expenses until receipt of Fiscal Year 2019's assessment payments in March. – Pat Supik – Ms. Supik withdrew the motion until the February 5th Budget Meeting.

MOTION: The Board shall proceed with completing the Reserve Study as follows:

1. Dissolve the Reserve Study Group effective immediately, publicly recognizing the structure they brought to the process and thanking them for their efforts in ensuring OPA can now complete the process.

2. Direct the GM to complete the review of reserve components (items) no later than April 1, 2018 and provide the revised list to the Reserve Study Contractor (Design Management Associates, Inc.) to update the Reserve Study.

3. Upon completion of upgrading the study, DMA will make a presentation to the Board and Budget & Finance Committee on the updated report to include presenting various funding options available to OPA based on industry "best practices" and guidelines.

4. The Board, with the Budget & Finance Committee's input and recommendation per Section 8.03 of the Bylaws, will determine the number and type of Reserve Funds and set funding parameters/formulas for each fund. - Ted Moroney – Mr. Moroney changed his Motion to read –

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4. The Board, with the Budget & Finance Committee's input and recommendation per Section 8.03 of the Bylaws, will determine the number and type of Reserve Funds and set funding parameters/formulas for each fund and modify Resolution F-03 accordingly.

– Mr. Trendic seconded, all in favor.

Discussion- Cash & Investments – Slobodan Trendic

GM's request for continued use of the existing Hi-Tide contract on emergency bulkhead repairs – The consensus of the Board is to continue.

Appointments –

Jerome "Tres" Denk III – Term Extension – Recreation & Parks - This appointment was approved unanimously.

John Dilworth – 1st Term (Second Alternate) – ARC - This appointment was approved unanimously.

At 1:04 pm, Mr. Moroney moved to Adjourn to Closed Session for Contractual 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 only for the following purposes: (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association. Ms. Supik seconded, all in favor.

Respectfully submitted:
Colette Horn, Secretary

*Please note at the November 30, 2017 Regular Meeting at 8:30 pm, 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 (ii) Consultation with legal counsel on legal matters, Ms. Supik seconded, all in favor.