



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, November 10, 2018  
9:00 AM, Assateague Room, Community Center

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Slobodan Trendic, Frank Daly and Esther Diller. Ted Moroney via conference call.

ALSO PRESENT: John Viola, Treasurer, Michelle Bennett, Executive Secretary, 2 members of the press and approximately 33 Association members.

**Call to Order** – President Parks called the meeting to order at 9:00 am with the Pledge of Allegiance.

**Approval of Agenda**

The Agenda was approved unanimously.

**Approval of Minutes**

October 20, 2018 – Regular Meeting - Mr. Trendic moved to accept, Ms. Diller seconded, all in favor (Parks, Horn, Trendic, Moroney, Tuttle, Daly and Diller).

October 20, 2018 – Special Meeting - Mr. Tuttle moved to accept, Mr. Daly seconded, all in favor (Parks, Horn, Trendic, Moroney, Tuttle, Daly and Diller).

November 3, 2018 – Special Meeting - Mr. Trendic moved to accept, Mr. Daly seconded, all in favor (Parks, Horn, Trendic, Moroney, Tuttle, Daly and Diller).

**President's Remarks – Doug Parks** – Mr. Parks announced the Board held a Closed Session on November 3<sup>rd</sup> and there were no decisions made, therefore no announcements to be made.

**Presentation – Matt Ortt Group – Matt Ortt & Ralph DeAngelus** – Mr. DeAngelus presented 4 issues/suggestions to the Board.

1. They do not believe the Beach Club restroom/locker rooms should be restricted.
2. They do not recommend dining upstairs at the Beach. They suggest only banquet/ events be scheduled upstairs. They also suggest the windows be replaced, raise the roof pitch to capture the view upstairs and extend downstairs bar all the way across the room.
3. They recommend purchasing Toast, a new POS system for the Yacht Club.
4. They would like to paint the upstairs banquet room of the Yacht Club and purchase equipment to move the chairs and tables up there.

**Presentation - Health Pavilion in Ocean Pines – PRMC - President/CEO, Steve Leonard (attached)**

**Presentation – Republic Services – Dominic Fulginiti & Anthony Spirito (attached)**

**Recreation & Parks Committee Update – Colette Horn (attached)**

## **Treasurer's Report- John Viola (attached)**

## **General Manager's Report – John S. Bailey, CMCA (attached)**

### **Public Comments**

9 Association members provided comments.

### **Capital Purchases Requests- None**

### **CPI Violations-**

3 Barnacle Ct. - Mr. Parks moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

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

### **Unfinished Business - None**

### **New Business –**

First Reading – Resolution B-05 – Esther Diller

First Reading – Resolution B-06 – Esther Diller

First Reading – Resolution M-05 – Esther Diller

Following changes to B-05, B-06 and M-05 have been previously reviewed, discussed and approved by the By-Laws and Resolutions Advisory Committee.

B-05 Conflict of Interest – The Charter of the Association requires Directors and officers to disclose a financial or other interest in contracts or transactions of the Association. The Charter authorizes the Board of Directors to establish committees and appoint the members of those committees. The By-Laws of the Association authorize the Board of Directors to establish conditions of employment for employees of the Association.

B-06 Indemnification Policy – Authority. The Charter of the Association states that the Association may indemnify a representative of the Association, in addition to Directors and officers, in connection with a proceeding to the fullest extent of the Corporations and Associations Article of the Annotated Code of Maryland.

In addition, it is recommended that paragraph 6 of B-06 be amended to read as follows:

6. Approval of Indemnification. Indemnification shall be made only for specific proceedings and after a determination that it is permissible under the law. Indemnification shall be approved in accordance the Corporations and Associations Article of the Annotated Code of Maryland and the Charter of the Association.

M-05 Animal Control - The Annotated Code of General Public Laws of Maryland and The Code of Public Local Laws of Worcester County Maryland have laws defining “dangerous dogs” and dogs “running at large”, including the responsibility for apprehension of such animals.

Motion – Lease Golf property to a Third-Party Operator – Slobodan Trendic – No second.

Motion – Bulkhead Replacement Program – Slobodan Trendic – MOTION: To instruct the General Manager to issue requests for proposals (RFP) only for the installation-related services for bulkhead replacement work no later than November 30, 2018.

Mr. Moroney offered a friendly amendment – Motion is to read – To instruct the General Manager to issue requests for proposals (RFP) for both the installation-related services for bulkhead replacement only & for installation and material full service contracts with the next RFP release. Ms. Diller moved to accept the amendment, Mr. Daly seconded, 6 in favor (Parks, Tuttle, Trendic, Moroney, Daly and Diller) 1 opposed (Horn). 6 in favor of the amended Motion (Parks, Tuttle, Trendic, Moroney, Daly and Diller) 1 opposed (Horn).

**Appointments –**

Sally Stout – 1<sup>st</sup> Term – Communications

John Brooks Ensor, Jr. – 1<sup>st</sup> Term - Aquatics

Josette Wheatley – 1<sup>st</sup> Term – Communications

Anne O'Connell – 1<sup>st</sup> Term – Environment & Natural Assets

The above nominations were approved unanimously.

At 11:16 am, Mr. Tuttle moved to adjourn, Mr. Daly seconded, all in favor.

Respectfully submitted:  
Colette Horn, Secretary

\*Please note at the October 20, 2018 Special Board Meeting at 7:33 am, Mr. Parks moved to adjourn to closed session for the purpose of discussing contractual issues, specifically pertaining to the Matt Ort Co.; legal issues specifically pertaining to the staging area at the Swim and Racquet Club; and personnel matters, specifically pertaining to appraisal of the General Manager's performance on 1st year goals, as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) subsection (i) and subsection (iii), Mr. Moroney seconded, all in favor.

\*Please note at the November 3, 2018 Special Board Meeting at 9:22 am, Mr. Parks moved to adjourn to closed session for the purpose of discussing contractual issues; specifically pertaining to Mediacom, and the Matt Ort Co.; personnel issues specifically regarding the General Manager 1st year goals; and discussion of legal matters specifically related to recently-issued legal opinion regarding drainage issues as permitted by the MD Homeowner's Association Act, Sections 11B-111 (4) subsections (i), (iii) and (vi). Ms. Diller seconded, all in favor.