



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, April 28, 2018
10:00 AM, Assateague Room, Community Center

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

ALSO PRESENT: John Bailey, OPA General Manager, Michelle Bennett, Executive Secretary, 1 member of the press and approximately 19 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. Horn removed the First Readings of Resolutions C-01, C-03, C-05, C-06, C-07 and C-08, she will also be reading the Country Club RFP Motion in Mr. Moroney's absence. Mr. Trendic seconded, all in favor. Ms. Supik removed John O'Connor's term extension from Appointments. Ms. Horn seconded, all in favor. MS. Supik noted her Union Bank Motion has been updated. Mr. Trendic noted his Beach Club parking Motion has been revised as well. Ms. Jacobs moved to accept the amended Agenda, Mr. Trendic seconded, all in favor.

Approval of Minutes

March 26, 2018 – Special Meeting - Mr. Trendic moved to accept, Ms. Jacobs seconded, all in favor.

March 29, 2018 – Regular Meeting – Mr. Trendic asked for verification on the spelling of Virginia Sutula's name, Ms. Jacobs has provided Ms. Bennett with additional explanation of her vote on the Survey Motion, Ms. Jacobs moved to accept the amendments to the Minutes, Ms. Supik seconded, all in favor. Ms. Jacobs moved to accept the Amended Agenda, Ms. Supik seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks stated after review of document requests, the Board agreed those documents will be shared via email.

Presentation - AGH Annual Update by Michael Franklin, CEO/President – (attached)

Technology Work Group Update – Tom Terry and Len Smith – (attached)

Treasurer's Report – Pat Supik – (attached)

General Manager's Report – John Bailey, CMCA – (attached)

Public Comments

Capital Purchases Requests-

Golf Sand Rake – recommendation of Finch bid approved, 5 in favor (Parks, Jacobs, Horn, Supik and Herrick), and 1 opposed (Trendic).

Golf Tri-Plex Mower – postponed for more information

Golf Trim Mower– recommendation of Textron Golf bid approved, all in favor.

Golf Utility Carts – recommendation of Cushman bid approved, all in favor.

Ventrac Mowers– recommendation of Iron Source bid approved, all in favor.

Z-Mowers – recommendation of David A. Banks bid approved, all in favor.

Golf Fuel System – recommendation of Fuel System Services bid approved, all in favor.

CPI Violations-

7 High Sheriff Trail – Mr. Trendic moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Jacobs seconded, all in favor.

Unfinished Business –

MOTION: To Direct the General Manager to re-bid the Country Club renovations with a projected start date of October 1, 2018, and completion date no later than March 8, 2019. The RFP would go out in May, with a target date to award the project no later than July 1, 2018. – Colette Horn – Ms. Supik seconded. Mr. Trendic offered an amendment – The RFP, upon Board's review and approval, is to go out by June 1 with a target date to award the project no later than July 30th, 2018. Ms. Supik seconded the amendment, all in favor. Mr. Trendic seconded the amended Motion, all in favor.

Discussion –Update on Forensic Audit – Slobodan Trendic

New Business –

First Reading – Resolution M-09 – Doug Parks

MOTION: to resolve to establish an operating account and invest in Certificates of Deposit with Union Bank. – Pat Supik – Mr. Trendic seconded, all in favor.

MOTION: I move to reduce the non-member seasonal parking rates for the beach club to \$ 510.00 in order to be more closely aligned with the member rates. - Slobodan Trendic – Ms. Supik seconded, all in favor.

MOTION: To instruct the General Manager to amend current advertising policy effective immediately to also prohibit any candidates standing for election as a Director of the Ocean Pines Association from placing ads in the association's publications. - Slobodan Trendic – Mr. Parks seconded, 1 in favor (Trendic), 4 opposed (Parks, Jacobs, Supik and Horn), 1 abstain (Herrick)

Discussion – White Horse Boat Ramp – Doug Parks – General Manager is instructed to solicit volunteers to collect usage data and forward a report to the Board.

Discussion - Soliciting ideas for Annual Meeting Agenda - Slobodan Trendic – General Manager is instructed to solicit Annual Agenda ideas through the PR & Marketing Dept., via eblasts with the help of the Communications Committee.

Appointments – None

At 1:25 pm, Mr. Parks 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: (i) Discussion of matters pertaining to employees and personnel; (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