



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS WORK SESSION
AGENDA
Saturday September 1, 2018
7:00 a.m., Second Floor, Yacht Club

Call to Order – Doug Parks

Pledge of Allegiance – all

Approval of Agenda – Board

President's Remarks – Doug Parks

Public Comments (Limit 5 minutes)

Suspension of Robert's Rules to allow for discussion of the following Topics:

- Country Club Renovation
- Software RFP
- Reserves
- Crabbing Pier
- Bulkhead Program

Adjournment

Note: This is an informal work session and the board members agreed that no formal motions or votes will be entertained. The public and media will be given the opportunity to ask questions or to make a comment on each "topic" during the session upon being recognized by the chair.



OCEAN PINES ASSOCIATION, INC.

Proposed Topic for Discussion by Board of Directors

DATE: August 27, 2018

TOPIC: Management and Board Accountability

FOR INCLUSION IN MEETING HELD ON: September 1

SUBMITTED BY: Frank Daly

TOPIC: Improving Management and Board Accountability

CONCISE STATEMENT: This motion will direct the General Manager to provide the Board of Directors with an organization chart that identifies specific staff members responsible for the operation, maintenance, financial performance (if applicable) and personnel (if applicable) for each and every major amenity and non mobile asset within the Association. Responsible staff members will be responsible for submitting operations, maintenance and capital budgets for their assigned areas to the General Manager as part of the strategic planning process and be responsible for the operations and maintenance of their assignment 24/7/365 following the general principles outlined in the attached document.

BACKGROUND: Over the past five (or more) years a number of facilities have experienced maintenance and/or operational issues that have resulted in financial, service or credibility losses to the Association. Examples, large and small, include the following....

- Replace of the Old Yacht Club with the New Yacht Club due to lack of maintenance.
- Destruction of the Yacht Club pool due to a lack of operational awareness.
- The replacement of two major bridges due to a lack of maintenance.
- The closure of the Manklin Meadows Playground due to a lack of maintenance.
- Degradation of bathrooms and changing facilities at the Beach Club due to a lack of maintenance.
- Degradation of the Golf Club house due to a lack of maintenance.
- Closure of the crabbing pier amenity due to lack of maintenance.
- Failure to adequately shut down the Beach Club and Yacht Club resulting in significant losses.

The effect of adopting this motion will be to assign specific responsibilities for maintenance, operations, personnel and finance for each major asset to insure operational readiness on a continuing basis from the staff to the Department Heads, Department Heads to the GM, the GM to the Board, and the Board to the homeowners.