

OPGAC Meeting minutes

April 23, 2019

The meeting was opened at 3:00pm on April 23, 2019 by acting-chair, Olga Novy.

Those in attendance: Olga Novy, Andre Jordan, Brank Biancaniello, Bob Long, Joe Lynch, John Viola, Don McMullen, Ann Shockley, Frank Daly

Public Comments – none

A motion to approve the **March 26 minutes** was made by Frank Biancaniello, 2nd by Don McMullen.

Director of Golf Report – John Malinowski was not in attendance

Update on the restrooms on the course was the painting is in process, fixtures will then be replaced and floors painted. Weather has been a factor in this process.

Golf Course Superintendent, Greens Report – Andre Jordan

Andre reported that the irrigation repair would be finished soon. #16 had the pump pulled and is still waiting repair. Public Works is working on a pipe repair/replacement which affected water on Cannon Drive and the adjacent course area, #15.

Edging is complete on sand traps; some still need additional sand. Pond fountains on #7 and #18 will be in this week. The controller for these, located by where the old outside scoreboard had been, will need to be moved.

Stumps will be ground on #8. Fairways will be expanded on #9, #14, #15 and #18.

Mulch is to be delivered tomorrow, April 24, and flower/ landscaped beds will be finished this week. Permanent fans will be installed on #8 and #14. Choptank Electric has agreed to provide power, free of charge.

Drainage trenches will be installed on # 16 to address the wet areas near the women's tee box.

All tee boxes have been aerated. The bulkhead on #10 will have the drain pipe replaced.

The greens are healing up. Lightning affected the sprinklers on #13 last night and all were on this morning, leading to very wet conditions on that hole.

Fertilizer was applied last Friday, April 19. All roughs have been mowed this week.

Kids with bikes have been reported on the fairways. The Ocean Pines police will be alerted and will be asked to take appropriate action.

New Issues/Topics for Discussion

Frank Daly said the golf clubhouse project is going according to plan. At this time legal issues, contract fine tuning is taking place with the end result being a signed contract. The 30-day time line for this process started on April 4, 2019. He expects a positive result.

John Viola commented that consultants/builders such as Martin Steen (unpaid) had assessed the present Golf Club house and said that replacement, not renovation was the way to go.

There was general discussion as to some of the negative comments/opinions being heard around Ocean Pines. Olga Novy made the comment that many people are not seeing accurate information and/or facts to voice their opposition to the clubhouse project. The statement that only 100 members use the golf course has been heard frequently, when in fact 1,700 rounds were played by OP residents in 2018.

Frank Daly gave a history of the RFP process for the clubhouse, stating that former General Manager, John Bailey had asked approximately 13 companies for bids to renovate the 2nd floor. None were returned because there were too many options in the RFP. The options were parred down to 1 or 2 and bids were then solicited again. 3 bids came back and all companies advised that a new building would be a better idea than trying to renovate the existing building. The request was then sent out for design/build bids to all the original contractors. 1 bid came back for each project (golf clubhouse, cart barn, police quarters expansion) that included a guaranteed final price. Wallen was that builder. Reasons for non-bids were companies already had too much work, didn't like a guaranteed final price, etc.

Frank D. said the next process from contract signed, would be ideas/ suggestions to 1st drawings resulting in a 2nd set/ final set of drawings. Actual construction to start hopefully in September.

The question was asked about the use of the existing foundation. Although an initial preliminary inspection of the existing foundation took place, until the building is actually demolished, a true picture of the existing foundation is not possible. The present contract includes creation of a new foundation.

John Viola asked about the right to give ideas, needs, wants and that we are just trying to get it right, to do our best. It would be presented to Larry Davies, that as a committee, we should be informed about what is going on with the clubhouse.

John V. also said, responding to some of the criticism and misinformation of the cost involved with the Golf clubhouse, that he has made many public statements as to the state of the budget. 1-that it is ok to be slightly below the 22% of the reserve fund for replacement. 2 – monies projected to be put back in for the replacement reserve fund stay close to 22% going forward.

Frank Daly said he is trying to set up a community meeting, hopefully next week, that will allow everyone to sit down with the board and others involved in the golf clubhouse project to answer questions and give correct information, facts and figures. He also stated that Ocean Pines has the "responsibility to homeowners to maintain/ rebuild our facilities to keep them in good working order." If the Golf clubhouse construction was stopped, then under our bylaws we would have to renovate in order to keep it in "good working order."

Frank Biancianiello made the motion that the meeting be adjourned, Joe Lynch seconded the motion. The meeting was adjourned.

The next OPGAC meeting will be held on Tuesday, May 28, 2019.

Respectfully submitted,

Ann Shockley
Acting secretary