



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, June 1, 2019
9:00 AM, Assateague Room, Community Center

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Frank Daly and Tom Piatti. Jeff Knepper absent.

ALSO PRESENT: John Viola, GM and Treasurer, Colby Phillips, Director of Operations, Michelle Bennett, Executive Secretary, 1 member of the press and approximately 41 Association members.

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

Approval of Agenda

Mr. Parks moved to amend the Agenda; Mr. Daly seconded. Mr. Parks moved to add the Police Vehicle Policy under New Business; Mr. Daly replaced his Declaration Of Restrictions Motion with an updated version; Mr. Piatti add a Motion to approve Fisher Marine contract under New Business, all in favor.

Approval of Minutes

May 4, 2019 – Regular Meeting - Mr. Daly moved to accept, Mr. Tuttle seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks shared the Forensic Audit will be available; the financials are much better this year compared to last year; they are in the process of scheduling a Town Hall meeting; Mr. Knepper has had surgery and is now recovering, our thoughts and prayers are with him. Mr. Tuttle added, the meeting with MDOT on the roundabout should be finalized soon.

Announcement of Email Vote/Motion – Colette Horn – (attached)

Presentations –

Ocean Pines Chamber of Commerce – Kerrie Bunting
U.S. Census Bureau - Jillian Cordova, MS

Treasurer's Report- John Viola (see attached)

Operations Report – John Viola and Colby Phillips (see attached)

Public Comments

17 Association members provided comments.

Capital Purchases Requests-

Recreation & Parks – Craft Building - Mr. Parks moved to accept the recommendation of the bid from Ocean Tower Construction, LLC for the amount of \$86,826, Mr. Daly seconded, all in favor.

CPI Violations-

12 Sandpiper Lane - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

12 Starboard Court - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

19 Duxbury Road - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

1435 Ocean Parkway - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Horn seconded, all in favor.

Unfinished Business –

Second Reading – Approval of Revisions to Resolution F-03 – Frank Daly- Mr. Piatti seconded, all in favor.

Second Reading – Approval of Revisions to Resolution F-04 – Frank Daly – Mr. Tuttle seconded, Ms. Horn added “the Board’ to paragraph 3, b. Paragraph should read – “ *b. During Subsequent Years of Delinquency. Foreclose on the properties of delinquent members except for those properties where the Association considers it in our interest not to do so. This decision shall be made by the Board of Directors based on the recommendation from the review conducted during March of each year.*” All in favor.

New Business –

MOTION: To initiate a two-step process to place a referendum question to all homeowners to permit the Ocean Pines Association to levy fines for violations of the Declaration of Restrictions. Phase I of this motion will authorize the Board and General Manager to work with legal counsel to develop the referendum question that incorporates the violations that will be subject to fines, the violation correction period, the fine schedule, the collection of legal fees, due process and appeal requirements and to move to referendum upon the approval with a positive vote in Phase II. Phase II of the process will be the formal approval of the referendum question at the July Board meeting. – Frank Daly – Mr. Piatti seconded, Ms. Horn offered a friendly amendment, “*to authorize the Board and General Manager to solicit input from the Membership and work with legal counsel to develop and present to the Board by Sept. 1, 2019 a referendum question that incorporates the violations that will be subject to fines, the violation correction period, the fine schedule, the collection of legal fees, due process and appeal requirements.*” Mr. Daly seconded, all in favor of the amendment. All in favor of the amended Motion.

MOTION: To make arrangements for a controlled distribution of the complete forensic audit, without redactions, to all assessment recipients beginning June 10, 2019. – Frank Daly – Mr. Tuttle seconded. Mr. Piatti offered a friendly amendment “*: to direct the GM to have staff print a minimum of 25 copies of the Forensic Audit report for pickup by members at no cost starting on Wed. June 5th, and for copies to be mailed to members upon written or email request.*” , all in favor of the amendment. 5 in favor of the original Motion as amended (Tuttle, Horn, Daly, Horn, Piatti), 1 opposed (Parks)

DISCUSSION - Permitting Issues with Worcester County – Frank Daly – Mr. Piatti will initiate discussions with the County,

MOTION: to direct the interim general manager to put out an RFP to solicit bids for a Compensation Study – Colette Horn – Mr. Daly seconded, all in favor.

MOTION: Move to rescind the motion regarding issuance of one share of stock for the Yacht Club to and the issuance of one share of stock for the Beach Club. – Doug Parks – Mr. Tuttle seconded, all in favor.

Motion – Move to accept the police vehicle take-home policy - Doug Parks – Mr. Daly seconded, all in favor.

Motion – I move that the Ocean Pines Board of Directors approve the recommendation by staff to award a contract in the amount of \$196,875.00 to Fisher Marine to perform bulkhead repair/replacement work at 20, 18, 16, 14, 12, 10, Tax Map 21, Parcel 273, Section 14C, Lots 114-119 within Ocean Pines (West Mallard). Contract is to be funded via the Replacement Reserve, Bulkheads/Waterways Account. – Tom Piatti – Mr. Tuttle seconded, all in favor.

Appointments – None

At 11:53 am Mr. Daly moved to adjourn, Mr. Piatti seconded, all in favor.