



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING
Thursday, January 29, 2015
3:00 PM, Assateague Room, Community Center

Present-Dave Stevens, Marty Clarke, Pat Renaud, Jack Collins, Tom Terry, Sharyn O' Hare and Bill Cordwell.
Also present: Bob Thompson, Teresa Travatello, and Michelle Bennett, 4 members of the press and 18 Association members.

Call to Order – Dave Stevens called the meeting to order at 3:10 PM with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously.

Approval of Minutes

October 18, 2014- Special Meeting- Mr. Collins moved to accept with the addition on pg.4 of Ron "Olezewski" last name, Mr. Clarke seconded, motion was approved unanimously.

November 22, 2014- Regular Meeting- Mr. Collins asked to change on pg. 2 the wordage quick flip to quick sale; Ms. O'Hare asked to add move forward "with repairs" post haste Mr. Renaud moved to accept, Ms. O'Hare seconded, motion was approved unanimously.

President's Remarks – Dave Stevens- None

General Manager's Report – Bob Thompson (attached)

Financials

Manklin Meadows- Mr. Terry stated the Board should discuss the information before making motion. Mr. Collins asked how much the courts were used at night; we may be able to reduce the costs. Mr. Renaud pointed out no lighting may increase the liability. Ms. O'Hare suggested the playground equipment being charged to R&P would also reduce the costs. Mr. Cordwell said with no lighting the group loses 5 hours of play in winter. Ms. O'Hare moved to suspend rules to hear from a Pickleball representative, Mr. Cordwell seconded, unanimous. Frank Creamer stated they have 12-24 people, 3 nights a week on tennis courts currently; 2 tennis courts & 4 platform courts are lit. Scotty Wheatley, a platform representative, commented there is a lot of play at night. Mr. Collins asked if the \$32,000 includes making the playground ADA compliant. Mr. Thompson, will find out. Mr. Clarke asked will this project be finished in this budget or overflow into next year. Mr. Thompson said because of the nature of

the project it will most likely carry over to next year. Mr. Terry asked will the playground and parking lot be moved either way. Mr. Thompson answered yes that's the intent. Mr. Stevens asked the cost difference in moving the playground. Ms. O'Hare commented if we do 4 now and do 4 next year it would cost about \$58,000. Mr. Clarke said it would be \$5 added to assessments per property owner. Ms. O'Hare suggested tabling until the proposed budget is approved and we know the final numbers.

Marina-Mr. Thompson reviewed the project up to this point. Ms. O'Hare moved to accept Option #1, total cost of \$86,993.81, Mr. Cordwell seconded, motion passed, all in favor.

Roadside trimming-Ms. O'Hare moved to accept the recommendation of Ocean Pines Stump & Tree Removal for \$23,500; Mr. Cordwell seconded, motion passed, all in favor.

CPI Violations-

42 Bramblewood-Mr. Clarke said he spoke to owner who promised to cleanup; Mr. Clarke moved to give the owner until the next Board meeting. Mr. Terry moved to table Mr. Clarke's motion, Jack seconded, all in favor.

Public Comments

Anna Fultz- 127 High Sheriff Trail- Star Charities supports many in the community. The next event they are supporting soldiers. They have previously used the Community Center. She is asking to waive the fee and reimbursement for their last event. We donate our money and cannot afford to pay for the space. Mr. Collins asked how much they paid, she said \$450 for not even the whole day, they came a few days early and were told they could not because of other events. Mr. Clarke asked where Star Charities fell on M-02. Mr. Thompson said he would look into that.

Mary Evans- 42 Martinique Circle- On Anna's behalf, she belongs to other Organizations who also now have to pay fees. We need definite guidelines to plan events.

Carol Ludwig- 5 Sandpiper Lane- We have good usage of the building and we need to start helping pay to maintain this bldg. She is on the building use task force. The R&P is under the gun to meet a budget. We are working on viable ways to manage use fairly for all of Community.

Roelof "Dutch" Oostveen- 12 Lord Guy Terrace- he is dissatisfied with leaf removal, he was told he had to clean his ditch, A company wants a \$65 inspection fee to change his pipes to install a propane tank.

Jim Trummel- 1 Annapolis Court- M-02 has done some revisions but needs to discuss with Mr. Thompson. M-02 gives authority to GM to set fees for amenities. It also does include non profits but it may need to be more detailed, Mr. Thompson explained the task force and their purpose.

Joe Reynolds- 84 Watertown Rd. - he is opposed to private Committees; Mr. Thompson has had several of " his" meetings, he chooses who he wants and gathers the information he wants then gives the Board what he wants.

Frank Creamer- 116 Boston Dr. - 4 vs. 8 pickle ball courts- 4 courts will not allow tournaments or outside play. They will have to continue to use tennis & platform courts.

Mr. Collins asked John McNult about the usage of tennis courts. Mr. McNult answered hard courts usage in summer is med-low, soft courts are not suitable for pickle ball, 20-25 players per court is the preferred ratio. Tennis has been sharing the 4 hard courts with Pickleball as a temporary solution.

Frank Creamer - Shared there are 90 paid memberships for Pickleball. This delay increases tension between the 3 groups.

Scotty Wheatley- 84 Hingham Lane- the 3 groups are working together. If you build it, they will come.

Steve Smith- 59 Windjammer- He stated natural gas is half the cost of propane according to erpud.com. The PSC says Sandpiper has not asked about a rate increase.

Old Business

CIP Update- Dave Stevens- (attached) Mr. Stevens discussed how he, Ted & Jerry got to this point. Jerry then presented the Power Point.

New Business

Search Committee for Board Election Candidates- Dave Stevens & Pat Renaud- Mr. Terry moved to accept the proposed members with the addition of Les Purcell, Mr. Clarke seconded, all in favor

Motion on Future of Golf- Jack Collins- The Board of Directors hereby: Stipulates the Ocean Pines Golf Course will continue to function as a golf course. Further it stipulates that any and all commitments made by the OPA and/or its golf management company for golf packages / tee times will be honored. Ms. O'Hare seconded, Discussion- Ms. O'Hare would like to add tournaments and tee times. Motion passed unanimously.

Pending Actions

Golf Proposals Update- Jack Collins- Mr. Collins assured everyone the group is being very objective in this process. He then reviewed the 3 companies that will present their proposals to OP membership on Feb. 14 at 9 am.

Sandpiper Negotiations- Dave Stevens & Bob Thompson- Mr. Stevens commented there has been no negotiating since the last update.

Liaison reports

Mr. Clarke explained the Communications Committee is working on Code Red project with the County. He feels a form needs to go out to the Community to register people with special needs.

Appointments – Dave Stevens

Rick Jackson- Chair- Communication

Glen Duffy- Chair- Architectural Review

Steven Cohen- Chair- Comprehensive Planning

Tres Denk- 2nd Term- Recreation & Parks

Jim Wahl- 1st Term- Recreation & Parks

Don Pellicano- 1st Term- Racquet

The above nominations were approved unanimously.

Mark Venit- 1st Term- Budget & Finance- Mr. Clarke moved to accept, however there was no second, motion failed.

Media Questions- None

Adjournment

The meeting was adjourned unanimously at 5:50 pm.

Respectfully submitted:

Pat Renaud, Secretary