



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Thursday, November 19, 2015
9:00 AM, Assateague Room, Community Center

Present- Pat Renaud, Jack Collins, Tom Terry, Cheryl Jacobs, Bill Cordwell, Dave Stevens and Tom Herrick. Also present: Bob Thompson, Teresa Travatello, and Michelle Bennett, 3 members of the press and 8 Association members.

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

Approval of Agenda

The Agenda was approved with the addition of Committee Applicant, Bob O'Malley-Racquet Sports, Doug Parks as Chair of By Laws & Resolutions, Steen property Update and Adjournment to the Board Room for a Closed Session, Mr. Terry moved to accept the Agenda with the changes, Ms. Jacobs seconded, all in favor.

Approval of Minutes

October 23, 2015- Special Meeting- Mr. Collins moved to approve, Mr. Herrick seconded, 6 in favor (Renaud, Jacobs, Terry, Herrick, Collins and Stevens) 1 abstain (Cordwell).

October 29, 2015- Regular Meeting- Mr. Terry moved to approve with Mr. Collins request that he and Mr. Stevens Budget Guidance statements be posted to the website and attached to these Minutes, Ms. Jacobs seconded, 6 in favor (Renaud, Jacobs, Terry, Herrick, Collins and Stevens) 1 abstain (Cordwell).

President's Remarks – Pat Renaud- Mr. Renaud reviewed the Executive Council meeting last week.

General Manager's Report – Bob Thompson (attached)

Capital Projects-
Bridge Repairs / Replacement
Manklin Meadows Project
St. Martin's drainage
SC pool
Reserve Study
Financial Overview
Upcoming events-
 Christmas Tree Lighting
 Breakfast with Santa
 Swim with Santa

Public Comments

Joe Reynolds-84 Watertown Rd. - he had asked via email and at a previous meeting about the \$24 mil. Bulkhead number included in the audited report, Mr. Thompson had said it was an error, but he never received an answer on how that happened. Also Tom

Janasek's CPI violation was never looked into. What is the lighting of White Horse Park reference in Pat's Executive Council report? Aquatics is doing \$50,000 worse if you remove the parking allocation.

Marvin Steen-thanked Board for help on the 60 lots. The Planning commission approved the project in August. The Public hearing will be held in November. Should start construction February. First building should be done in May. He had a contractor look at Beach Club bathrooms, he then handed out a proposal to be considered for next year's budget. Mr. Collins asked Mr. Steen who authorized him to request this bid. Mr. Steen answered no one, he did it on his own.

Board Actions from GM Report-

Capital Purchases- None

CPI-

6 Tiller Lane- Mr. Stevens moved to accept the recommendation, Mr. Terry seconded, all in favor.

42 Ocean Parkway- Mr. Cordwell moved to accept recommendation, Mr. Terry seconded, Mr. Terry asked about OP cleaning up the property and fast tracking this violation. Mr. Thompson replied safety issues are normally fast tracked. Mr. Terry would like to discuss changing the process we use, right now it just takes too long. Ms. Jacobs would also like to streamline the process. Mr. Stevens says we have already gotten Council opinion on such circumstances, what would happen if fast tracked? Mr. Thompson said he and Council would move to resolve with not coming back to the Board. All opposed. Mr. Stevens moved to authorize the GM to cleanup property with attorney approval, if not proceed as normal and find in continuing violation. Mr. Herrick seconded, all in favor.

Old Business

Discussion- Landscapes Unlimited 3 Appointed Representatives- Tom Herrick- Mr. Herrick asked why 3 new representatives were picked without Board approval, does the President have the authority to appoint. After a lengthy discussion with varying opinions, Mr. Renaud moved to appoint Mr. Renaud, Mr. Terry & Mr. Cordwell as Board Representatives with LU in accordance with the contract, Mr. Terry seconded, further discussion followed. Motion passed, 4 in favor (Renaud, Jacobs, Terry and Cordwell) 3 opposed (Stevens, Collins and Herrick).

Mr. Stevens moved that at our earliest convenience, a special meeting will be called with the entire Board & Landscapes Unlimited to ask questions. Mr. Renaud said he is working on a report of their meeting, if after that it's still needed, he will call a special meeting. Mr. Collins seconded. Mr. Thompson reminded them the Board will have the opportunity for this exact request during the budget process. Mr. Stevens disagrees. 5 in favor (Stevens, Collins, Herrick, Terry and Renaud) 2 opposed (Jacobs and Cordwell).

Comprehensive Plan-Steve Cohen- Mr. Cohen gave an update on the process and status of the Comprehensive Plan as well as working with Dr. Diriker and Salisbury University.

Motion- Budget Guidance for 2016-17 - Tom Terry- Ms. Jacobs seconded. Mr. Stevens moved to table the motion, he would like a special meeting as Mr. Collins suggested to discuss this very important issue. Mr. Collins agreed, a work session is needed. Mr. Cordwell

said work sessions were a waste of time, no decisions or motions were made. Ms. Jacobs believes the focus of this motion has been lost, it is suggestion to the GM from the B&F Committee. Mr. Terry added, we need to vote yes or no today, if not it becomes a moot point. Mr. Stevens withdrew his motion to table the motion. Mr. Stevens suggested removing the Police station and WH bathrooms placeholders; he proposes we zero out the legacy account. Mr. Cordwell believes we need to discuss with Auditor, Controller and GM before including. Mr. Stevens disagrees with the sentence that includes continuing with the capital funding; no reference to the CIP was included. Mr. Stevens said he was voted to lead the CIP, if Mr. Renaud has appointed someone else then he needs to be told he is no longer in charge of this project. Mr. Collins is concerned his suggestions are not included in this guidance. Mr. Stevens added he believes there is an issue on bulkheads, is there a true up at the end of the cycle. Mr. Thompson said he has told the Board on several occasions they will need to decide on how to proceed when the cycle restarts. Mr. Terry will make the changes to the document. All in favor.

New Business- None

Appointments – Pat Renaud

D. Gail Lynch- 1st Term- Clubs
James “Mike” Evans- 1st Term- Comprehensive Plan
Bob O'Malley- 1st term- Racquet Sports
Doug Parks- Chair- By Laws & Resolutions

Mr. Terry moved to accept all appointments, Mr. Stevens seconded, all in favor.

Media Questions- None

Adjournment

At 11:35 am Mr. Herrick moved to adjourn to closed session for contract negotiations, specifically Sandpiper. Mr. Terry seconded, all in.

Respectfully submitted:
Tom Herrick, Secretary