

OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING
SATURDAY, FEBRUARY 28, 2015
9:00 A.M., COUNTRY CLUB

PRESENT: Directors: Dave Stevens, Sharyn O'Hare, Jack Collins, Marty Clarke, Bill Cordwell and Pat Renaud, and Tom Terry via conference call. Also Present General Manager, Bob Thompson, Teresa Travatello, and 3 members of the Press, and approximately 5 Association members.

Call to Order

President Dave Stevens called the meeting to order at 9:06 A.M. with the Pledge of Allegiance.

Approval of Minutes

January 8, 2015 – Special Meeting – approved unanimously

January 9, 2015 – Special Meeting – approved unanimously

January 13, 2015 – Special Meeting – approved unanimously

January 26, 2015 – Special Meeting – approved unanimously with changes ([Chief's comment under Tab 12 % of outside calls](#))

January 27, 2015 – Special Meeting – approved unanimously with changes ([Tom's subsidize # tab 21 & Marty's national average comment Tab 23](#))

January 29, 2015 – Regular Meeting – approved unanimously

February 4, 2015 – Special Meeting – approved unanimously with changes. ([Jack not present](#))

Approval of Agenda

The agenda was approved unanimously

President's Remark

Tom Terry entered the meeting via telephone and there were no remarks by the President.

GM Report (Attached)

Controller's Report - Marty Clarke – What is the forecast for the end of this fiscal year? Bob Thompson answered \$222K negative variance to budget. Marty Clarke - Can we start shopping and move money around like to Shore Bank in a CD? Bob Thompson – we used to shop and move money and there was concern about insurance and now it is secured at the Bank of Ocean City.

Foreclosure Purchase - Dave Stevens –What did we end up paying for the property at 37 Tail of the Fox? Bob Thompson answered \$115K after repairs. Marty Clarke - Have we given any thoughts on the 15 lots we have in Ocean Pines? Marty Clarke asked Bob Thompson to look into selling them. Sharyn O'Hare said we should consider it but maybe one or two lots not 19.

County - Marty Clarke received information from Bob Thompson on how much the County has given us over the last 5 years. Jack Collins asks that he share that info with the Board. Sharyn O'Hare asked who was attending the County Commissioner's meeting for budget requests. Bob

Thompson will forward the letter that was sent to the County to the Board and Dave Stevens will decide what to do.

CPI Violations

42 Bramblewood-Marty Clarke said the trailer has been removed and there should not be a trailer violation. David Stevens - We find the member in continuous violation and authorize the attorney to take action and send a notice. Motion passed 6-1 Marty opposed.

1 Burr hill-Marty Clarke asked if the County issued a permit. Bob Thompson said he was not sure and could check on that. Marty Clarke asked if we should charge him a permit fee if not or do we care if the County gave the permit. We shouldn't issue a permit if the County has not issued one. If there is a County permit then we should charge him a permit fee. Bob Thompson will follow up with County and if there is a permit, then the Board agrees to send him a letter and bill him for the OPA permit. If the County did not issue a permit, forward to our attorney for action. Sharyn O'Hare made the motion and Pat seconded 7-0 in favor

Public Comment

Joe Reynolds - 84 Watertown Rd. - Why do you decide to continue sending letters and another bill and why talk about it all day?

Roelof Oosvteen - 22 Lord Guy Terrace - All he ever hears is about the Yacht club and said it's not going to work. He was asked to settle down and to direct the Board not the GM then said he will do whatever he can to get the manager released.

Old Business - none

New Business

Motion (Attached)

Marty Clarke- Move to rebate Star Charities \$450. Jack Collins Seconded.

Discussion: Bill Cordwell -Are you talking about this one incident or all of them? Marty Clarke said just this one. Tom Terry- Guidelines and policies aren't in place; we need to decide as a Board what the policy is before we vote her to receive a refund. Let us receive a vote on a policy first. Dave Stevens- Said they have been waiting for it. Bob Thompson - we have not modified or changed the policy that's been in place. Dave Stevens- Asked what did we charge them before in previous years? Sharyn O'Hare asked Bob Thompson when he thought he would be able to present a policy recommendation to the Board and he said in about 60 days. She agreed with Tom Terry to table the motion for 60 days until Bob can present something to them on the current policies. Tom made the new motion, Sharyn seconded and the vote was 5-2 with Clarke and Stevens opposed.

Motion (Attached)

Marty Clarke – Move to rescind Resolution F-05 - Abatement of Annual Charges , Pat seconded the motion. Past By-laws and Resolution Chair Jim Trummel was asked to comment and he said the Board needs two readings to amend a resolution. All were in favor of the first reading. 7-0 motion passed for first reading. A second reading is planned for March 28, 2015.

Pending Actions

Golf Management Results -Bob Thompson said that last Friday the Board made a management change in golf and expressed concern about the decision and asked the Board if background checks were performed and asked why we didn't visit any of the facilities they currently or previously managed. Marty Clarke-Everyone wants to see bottom level performance and experience improvements. Tom Terry- Landscapes Unlimited has every right to say to recommend Casper employees. Dave Stevens-Agreed that they should go to Landscapes Unlimited facilities to see the transition. Bob Thompson –Said his questions were not about the contract but that it doesn't appear we did our due diligence in selecting a new management team based on how we did things when we chose Billy Casper Golf. Dave Stevens- You are questioning a decision the Board has made the vote has been made and we will move forward with negotiating the contract with Landscapes Unlimited.

FY 2015-2016 Budget Update - Dave Stevens said there are no updates on the 2016 Budget and that since selecting Landscapes Unlimited for golf, there is a window for their input. The new company does have time contribute. Sharyn O'Hare requested to set a meeting for Thursday, March 12 @ 3pm for special Budget meeting with location TBD all were in favor.

Sandpiper Negotiations – Dave Stevens said there is no update on Sandpiper negotiations and there is a meeting Monday at 9am.

Liaison reports - None

Other

Dave Stevens asked about the RFP on auditors & legal counsel. Bob Thompson answered that in October he provided draft copies to the Board and has been waiting to hear input from the Board. Sharyn O'Hare clarified that the Board will comment to Bob Thompson by next month's Board meeting.

Appointments

Dennis Fabert and Herb Roe were unanimously appointed to the Search Committee

Media

Tom Stauss- Had a question about the golf management transition and asked if we are taking tee times. Bob Thompson answered yes and that Billy Casper Golf is running the course through April.

Adjournment

The meeting adjourned at 11:30 AM.

Respectfully submitted