



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Thursday, January 28, 2016
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, 4 members of the press and 24 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 under New Business of First Reading of Resolution F-01 by Tom Terry and Discussion of St. Martin Drainage project by Bill Cordwell.

Approval of Minutes

December 17, 2015 – Special Meeting- Mr. Terry moved to approve the minutes, Mr. Cordwell seconded, all in favor.

December 17, 2015 – Regular Meeting- Mr. Herrick moved to approve the minutes, Mr. Cordwell seconded, all in favor.

January 4, 2016 – Special Meeting- Mr. Terry moved to approve the minutes, Mr. Cordwell seconded, all in favor.

President's Remarks – Pat Renaud- Mr. Renaud asked everyone to be nice and practice civility. Mr. Renaud recognized Anna Foultz' 90th Birthday.

General Manager's Report – Bob Thompson (attached)

Current Projects Updates

Bridges

Manklin Meadows

St. Martin Lane

Sports Core

Reserve study- preliminary reports were distributed to the Board; email any questions / concerns to Mr. Thompson, then the Board will meet with Doug from DMA.

Winter storm update

Upcoming Budget meeting today at 2:00 pm and Public Budget presentation Saturday at 9:00 am.

Public Comments

Tom Janasek- 17 Lookout Pt. - Why do we need a food truck? Why is nothing in budget to fix the Country Club? Fix the Beach club. Fix existing facilities.

Marion McCurdy- 23 Portside Ct. - Rules & regulations are outdated & not enforced. Trees are overgrown on Ocean Pkwy. near North Gate. Take care of existing needs.

Doug Parks- 16 Sailors Way- will Reserve study be made Public.

Roelof Dutch Oostveen -12 Lord Guy- thank you for remembering his wife's passing. Board is out of control. GM needs to be replaced, out of control & overpaid.

Tom Sandusky- 25 Wharf Ct. - GM did not fire BCG the Board did. The motion to create a Committee to remove the GM is a huge mistake. We already have a very professional Community Management team in place.

Bill Zawacki-111 Tail of the Fox- Manklin Meadows project was approved at \$250K not \$750K, those few courts are not worth it. Use that money to fix Beach Club.

Mike Adelman- 7 Hudson Pl. - will there be any action on killing geese?

Board Actions from GM Report-

Capital Purchases- None

CPI-

44 Harbormist- Mr. Stevens moved the Board direct the GM to follow legal recommendation. Mr. Cordwell seconded, All in Favor.

Mr. Terry stated we need to expedite this process. Mr. Stevens suggested legally changing the process.

60 White Sail - Mr. Stevens moved the Board direct the GM to follow legal recommendation. Mr. Collins seconded, All in Favor.

142 Windjammer- Mr. Stevens moved the Board direct the GM to follow legal recommendation. Mr. Herrick seconded, 6 in Favor (Renaud, Terry, Cordwell, Stevens, Collins and Herrick) 1 abstain (Jacobs).

42 Bramblewood- Mr. Stevens moved the Board direct the GM to follow legal recommendation. Mr. Herrick seconded, all in Favor.

13 Castle Dr. - Mr. Stevens moved the Board direct the GM to follow legal recommendation. Mr. Herrick seconded, all in Favor.

65 Boston Dr. - Mr. Stevens moved the Board direct the GM to follow legal recommendation. Mr. Herrick seconded, all in Favor.

745 Ocean Parkway- Mr. Terry moved the Board direct the GM to follow legal recommendation. Mr. Cordwell seconded, all in Favor.

47 Robinhood-Ms. Jacobs moved to find owner in continuing violations and send to legal, Mr. Cordwell seconded, all in favor.

43 Capetown- Mr. Cordwell moved to find owner in continuing violation and send to legal, Ms. Jacobs seconded, all in favor.

30 Falconbridge- Mr. Cordwell moved to find owner in continuing violation and send to legal, Mr. Terry seconded, all in favor.

Old Business

Motion- St. Martin Lane project -Mr. Cordwell moved to accept the Terra Firma bid, Mr. Collins seconded, Mr. Collins amended the motion to include a 5% leeway, Mr. Terry

seconded the amendment, after some discussion, Mr. Collins withdrew his amendment. Mr. Stevens amended the motion to include a 10% cushion, Mr. Collins seconded all in favor of the amendment. All in favor of Mr. Cordwell's motion. (money will come from replacement reserves)

New Business-

First Reading F-01 - Mr. Terry asked to suspend rules to allow Pat Supik to explain the draft. Mr. Stevens stated Resolutions should go through By Laws & Resolutions Committee. Mr. Terry moved to accept as 1st Reading and send to By Laws & Resolutions Committee for review, Mr. Herrick H. seconded, 6 in favor (Renaud, Terry, Jacobs, Cordwell, Herrick and Collins), 1 opposed (Stevens).

Search Committee-Pat Renaud- (attached) all were approved by acclamation.

Motion- Community Management Committee- Tom Herrick- To establish an advisory body, Per Article X of the By Laws, to investigate and provide information relative to the feasibility and value of employing a Professional Community Management Firm to provide executive management of our association. Mr. Stevens seconded, after a lengthy discussion with many opinions, the motion failed, 3 in favor (Herrick, Collins & Stevens) 4 Opposed (Renaud, Jacobs, Terry and Cordwell).

Motion- Beach Club-Jack Collins- Place into the 2016/2017 budget the necessary funds to renovate the bathhouse located within the beach club. An estimated cost plus construction margin of \$500,000 is to be added to the capital spending budget and funded through the historical/replacement reserves. An RFP is to be issued for the renovation of the bathhouse with construction to be scheduled during the coming fall/winter (2016/17). Mr. Terry seconded, Mr. Terry moved to amend- Place into the 2016/2017 budget the necessary funds to provide engineering studies to investigate the renovation of bathhouse facility within the Beach Club building, pay for that renovation where the bathhouse is currently located, and to have engineers develop alternatives for evaluation to include, but not limited to, a ground level facility not within the Beach Club building. An estimated cost plus engineering/construction margin of \$525,000 is to be added to the capital spending budget and funded through the historical/replacement reserves. An RFP is to be issued for the renovation of the bathhouse with construction to be scheduled during the coming fall/winter (2016/17). Mr. Collins seconded the amendment. All are in favor of Mr. Terry's amendment. Mr. Terry then amended the \$500K to \$525K (coming out of legacy reserves) all are in favor of 2nd amendment; All are in favor of the amended original motion.

Pending

Comprehensive Plan Update-Mr. Renaud suspended the rules and asked Steve Cohen, Chair of Comprehensive Planning Committee and Memo Diriker, from Beacon/SU to give the Board an update. Steve Cohen stated they are working on preliminary questions to be sent out on Apr. 18, to be returned in May with results published this Summer. Dr. Diricker explained the 3 options for submission, online, kiosk on site and paper copy. Mr. Terry asked why the Board should approve the questions. Dr. Diricker answered the Board ultimately uses the information in decision making. Joe Reynolds stated Dr. Diriker informed the Board 2 years ago they would approve the questions, he believes the only option should be an independent mailing to each member.

Appointments – Pat Renaud

Lisa Schwartz- 2nd Term- ARC

John Trumpower- 2nd Term- Budget & Finance
Greer Groves- 1st Term- Recreation & Parks
Mr. Terry moved to accept all appointments, Mr. Cordwell seconded, all in favor.

Media Questions- None

Adjournment

The meeting was adjourned at 11:50 am.

Respectfully submitted:
Tom Herrick, Secretary