



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Friday, December 9, 2016
10:00 AM, Assateague Room, Community Center

PRESENT: Tom Herrick, Dave Stevens, Pat Supik, Slobodan Trendic, Cheryl Jacobs, Brett Hill and Doug Parks.

ALSO PRESENT: 3 members of the press and 20 Association members.

Call to Order – Tom Herrick called the meeting to order at 10:00 am with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously with Mr. Hill adding a contract review for Landscapes Unlimited to the Closed Session.

Approval of Minutes

October 17, 2016- Work Session

October 22, 2016- Regular Meeting

November 14, 2016 Special Meeting

Mr. Hill moved to accept all Minutes above, Mr. Parks seconded, all in favor.

President's Remarks – Tom Herrick- Mr. Herrick thanked all for attending, the Board appreciates your interest.

Treasurer's Report- Pat Supik- (included in GM Report) Ms. Supik gave a financial overview for the prior six months.

General Manager's Report – Brett Hill (attached)

Mr. Hill recapped from Monday's Work Session the new Hires-

Paul Fazzalano- IT

Denise Sawyer- Public Relations

Julie Malinowski- Marketing

Mary Bosack has accepted the Director of Finance Position and will start on January 3, 2017.

GM search update- Ms. Supik and Mr. Parks are preparing a RFP to submit to three firms interested in executing this search.

Yacht Club

Hostess stand relocated to lobby.

New bar approximately 1 week from completion

Playground slated for install within 90 days

Courtesy of donation from a private foundation. Playground will be in memory of a former resident at the request of the donor.

Winter Operating Hours

Wed – 6-12, Th & Fri 4-12, Sat & Sun 10-12.

Golf Club

Roof Install is In Process

Shingled Roof is approx. 50% complete, Flat Roofs will follow.

New Office on 3rd Floor complete for Facilities Manager

Mold Remediation / Restoration Complete

Public Comments-

Joe Reynolds- 84 Watertown Rd. – clarified the Landscapes Unlimited discussion for Closed Session. Mr. Reynolds stated the reallocation of the Public Works vehicle is a waste for Administrative use. He also pointed out the area for the proposed new playground at the Yacht Club is heavily used as it provides most of the shade available. He then asked if Mr. Hill has considered the playground border type and all safety issues incurred with this installation. Mr. Hill answered, yes.

Susan Morris- 127 Hingham Lane – Ms. Morris is a member of the Racquet Committee, she asked the Board to reconsider the motion to close the Committee and have further discussion on the issues.

Ernie Ardis- 37 Quarterstaff- The fiber idea is stupid; this is wrong; Brett should be removed as GM; Bob Thompson has been gone for 90 days, this position should have been filled.

Judy Duckworth- 37 Westfield Circle- Thanked Brett and the Board for support in cleaning up her neighbor's property. She added she's also had multiple issues with Mediacom, she is looking for alternatives but that is limited because of the monopoly of Mediacom.

Capital Purchases Requests-

Bridge Change Order- Mr. Stevens moved to suspend Robert's Rules of Order to allow Jerry Aveta and John Ross, Worcester County to explain the project, Mr. Parks seconded, all in favor. After the explanation and a Board discussion, Mr. Hill moved to approve the change order for \$40,000 + a 10% contingency, Mr. Parks seconded, all in favor.

Golf Clubhouse HVAC Budget- Brett Hill- **Motion:** I move that One Hundred Twenty Five Thousand Dollars be added to the FY2017 budget from Replacement Reserves for the replacement of the Heating and Cooling and the Ocean Pines Golf Club building. Mr. Stevens seconded, all in favor.

Tern Grill- Brett Hill- **Motion:** I move that One Hundred Five Thousand Dollars be added to the FY2017 budget from Replacement Reserves for repairs and upgrades to the Tern Grill / First Floor Dining Area of the Ocean Pines Golf Club. Mr. Stevens seconded, 6 in favor (Herrick, Stevens, Hill, Supik, Trendic, Parks) 1 opposed (Jacobs).

Public Works Truck- Mr. Hill moved to accept the recommendation to purchase the 2017 Chevrolet Silverado from Hertrich for \$38,051.98. Mr. Stevens seconded, 5 in favor (Herrick, Supik, Stevens, Parks and Hill), 2 opposed (Jacobs and Trendic).

CPI Violations-

62 Falconbridge Rd. – Mr. Stevens moved to approve the recommendation to have our Attorney file necessary paperwork to have the trailer impounded. Mr. Trendic seconded, all in favor.

56 Capetown Rd. - Mr. Stevens moved to accept the recommendation to find in continuing violation and have Public Works screen the tank and bill the homeowner if there is no compliance by the December 15 deadline, Ms. Jacobs seconded, all in favor.

6 Darby Ct. - Mr. Stevens moved to approve the recommendation to have Public Works clean up the property and bill the homeowner, Mr. Parks seconded, all in favor.

131 Watertown Rd. - Mr. Parks moved to accept the recommendation to have our Attorney get a courts permission to remove the trailer and find the homeowner in continuing violation, Mr. Stevens seconded, all in favor.

323 Piedmont Ct. - Ms. Supik moved to accept the recommendation to have our Attorney get a courts permission to remove the trailer, Mr. Parks seconded, all in favor.

Old Business- None

New Business-

Motion- To repeal Resolution C-14 (Racquet Sports Advisory Committee) - Tom Herrick- Mr. Stevens seconded, motion passed, 5 in favor (Herrick, Stevens, Trendic, Parks and Hill) 1 opposed (Jacobs), 1 abstain (Supik).

Appointments –

Gerald Horn- 1st Term- Clubs
Rick Turner- 1st Term- Elections
Tom Janasek- 1st Term- Environment
Tom Janasek- 1st Term- Golf
Ginger McGovern- 1st Term- Golf
Larry Davies- 1st Term- Golf
Frank Biancaniello- 1st Term- Golf
Olga Novy- 1st Term- Golf
Joseph Lynch- 1st Term- Golf
Ernie Stiles- 1st Term- Golf
Jim Beisler- 1st Term- Golf
Robert Kessler- 1st Term- Golf
Timothy Mullin- 1st Term- Marine
Frederick Stiehl- 1st Term- Marine
David Adams- 1st Term- Marine
Steven Stein- 1st Term- Marine

The above nominations were approved unanimously.

Joe Reynolds- Pointed out Media Questions are not included on the Agenda as our rules require. He also disagrees with the reason for a Closed Session.

At 12:40 pm, Mr. Hill moved to Adjournment to Closed Session for Contractual Issues as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) A meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes: (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association; Specifically, relating to the

Memorandum of Understanding dated September 30, 2011 between the Ocean Pines Association and the Ocean Pines Volunteer Fire Department and the Landscapes Unlimited contract, Mr. Parks seconded, all in favor.

Respectfully submitted:
Slobodan Trendic, Secretary

*Please note on November 5, 2016, Mr. Hill moved via email to award the roofing contract at the Golf Club to Peninsula Roofing using GAF Timberline Shingles, in the amount of \$69,400 with a 10% contingency. 6 in favor (Herrick, Stevens, Supik, Trendic, Hill and Parks) 1 abstain (Jacobs).