



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
AGENDA

Friday, February 5, 2016

9:00 am, Assateague Room, Community Center

PRESENT: Pat Renaud, Dave Stevens, Jack Collins, Bill Cordwell, Cheryl Jacobs and Tom Terry. Tom Herrick was absent.

ALSO PRESENT: Bob Thompson and Michelle Bennett, 4 members of the press and 51 Association members.

Call to Order – Pat Renaud called the meeting to order at 9:06 am with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously.

President's Remarks- Pat Renaud

Mr. Renaud explained the purpose of today's meeting.

North Gate Discussion- Mr. Thompson introduced Palmer Gillis, developer of the medical facility near the North Gate entrance. Mr. Gillis explained the evolution of Doctor Offices to Medical complexes in neighborhoods. He requested the Board & community to consider allowing a loop road to access Ocean Pkwy.; he said an access road will not affect property values; we will be an asset to the community; Mr. Gillis distributed maps of proposed. Mr. Terry asked if SHA was unresponsive to his access to 589. Mr. Gillis said SHA has completed some work on 589. Mr. Terry stated this is the same plan that was presented 6 years ago. Stevens shared this would only benefit patrons of that facility. Mr. Gillis mentioned 3 options -adding a lane to the North Gate Bridge, annexing the medical facilities and replacing the North Gate Bridge. Mr. Collins asked if the County would be involved with zoning. Mr. Gillis replied the County has already zoned for this property. Mr. Cordwell asked how many total units are planned. Mr. Gillis answered 5 buildings total. Ms. Jacobs commented Mr. Gillis should have dealt with this issue before now; will you put in a buffer to replace the trees you cleared. Mr. Terry stated 5 buildings would generate approximately 1000 cars per day, would SHA not then address a stop light.

Donnie Drewer-SHA-State is required to provide access to any property on a state road. The State did a study on Rt. 589, eventually Rt. 589 from Beauchamp Rd. to Rt. 50 will be dualized, and this will depend on elected officials' priority on the project. The right in / right out is the only access that will not affect the eventual dualization.

Steve Leonard-PRMC- we have been hearing the downsides of the access to the facility. The solution is important to continuing offering the services.

Mr. Gillis explained clearing all of the property because entire site plan has been approved, allowed for storm water management, buffers, etc. Ms. Jacobs asked about buffer type planned.

Public Comments

Slobodan Trendic- 20 Drawbridge Rd. - Suggested traffic sensors installed at light at NG Bridge may help with existing situation.

Mike Sparks-18 Dawn Isle- this ultimately provides traffic patterns to the non-OP residents.

Tom List-22 Ocean Pkwy- Facility is a good idea but it will create a traffic nightmare at the North Gate. No solution has been suggested for the existing traffic congestion. Asked Palmer if he would submit a written proposal. Mr. Gillis said yes if the Board requested on.

Deena Lewis - 17 Rockside Rd. - she hears much more noise since the property was cleared out. No buffer now, we are exposed. Original plans were discussed for 2 buildings now we're talking 5 bldgs... would like to see an agreement reached for installment of a buffer to give them back privacy and security now and in anticipation of the planned buildings and lighting.

Nancy Clagett - 19 Dawn Isle- Facility was hooked into water / sewer at Dawn Isle. Access to Ocean Pkwy. is already an issue. Previous drawings show road going partially through the Lists' house.

Al Pope - 6 Dawn Isle- wants tree screening; pleased with a medical facility vs. other possibilities. Traffic is already bad on Ocean Pkwy. without adding to it.

John Roeder- 186 Sandyhook- suggested a Mid-July traffic study by SHA. He also suggested a bridge over Rt. 589 of which he handed out a drawing of. This is a State Road problem.

Mike- South Ocean Pines- why cut mature trees and plant small trees. Mr. Gillis replied they have followed all State and County Guidelines. Please remove huge pile of dirt.

Barbara Coughlan-16 Clubhouse Dr.-asked what complaints PRMC has received. PRMC (Steve Leonard- PRMC) stated they are at a pause, not trying to make a bad situation worse. Ms. Coughlan suggested a working community group. Mr. Gillis said he'd be happy to work with a group like that.

Mr. Terry suggested Mr. Gillis submit to the Board a written proposal as there is no motion on the table today.

Robert Stewart- 9 Dawn Isle- Would not have bought a year ago had he known about this total project. He now has lights and traffic noise from this development: Consider other options for other buildings.

Joe Reynolds-84 Watertown Rd- Reminded attendees that OPA had an opportunity to own that property. Why build before solutions were found. Look into the future.

Doris Lloyd.-65 Wood Duck Dr.- Board should say we are not interested in any of these suggestions. Say no now, and stop the nonsense.

Bill Zawacki- 111 Tail of the Fox- Proposal is not for Ocean Pines residents. OP residents will learn to come from the south side.

Debbie List-22 Ocean Pkwy. - She doubts Mr. Gillis' sincerity.

Lou Furman- 168 Ocean Pkwy. - Developer is putting his problem in our laps. Suggested filling in ponds and remove bridge, create a widened road instead, less maintenance.

Dawn Stewart-9 Dawn Isle- Transparency is a must / should have met with immediate residents to explain the plans, community would be more accepting if consulted. We are not opposed to the facility, concerned over the impact on traffic and OP will bear the burden for the developer to make a profit.

Mr. Gillis recapped, three options- Widen Bridge, annex the facilities or install a traffic light on Rt. 589 at the facility.

Ms. Jacobs asked if SHA was limiting the turns in/out. Dallas (SHA) yes the state only granted right in / right out.

Mr. Terry suggested the Board and community work with Mr. Gillis on a solution; Mr. Gillis should come back to the Board with a written proposal.

Tom Bickerstaff- 28 Wood Duck Dr. - suggested the Board create a task force to work with Mr. Gillis on a solution.

Mr. Renaud said the Board will welcome a task force. He asked residents to email the Board or Mr. Thompson if interested. We do not want to let this go again.

Board Budget Discussion

Budget- Attached and distributed is the open budget item list Mr. Terry composed. A. Mr. Terry handed out E&NA Committee request, (total of approx. \$15,000); he asked Mr. Thompson if most of this cost be absorbed by the proposed PW budget or should it be added. Mr. Thompson answered it is not included in our submitted Budget, the Board would have to add that. Board consensus is to add \$15,000.

C. - Merit Raises-Ms. Jacobs is opposed to a 3% overall salary increase, should keep salaries at current level. Mr. Thompson explained the merit increase process. Board consensus is to leave merit increases at 2.6%.

The Board scheduled another meeting on February 19 at 9 am to continue budget discussions.

Media Questions - None

Adjournment

The meeting was adjourned at 1:13 pm.

Respectfully submitted:

Tom Herrick, Secretary