



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, June 25, 2016
9:00 AM, Assateague Room, Community Center

PRESENT: Tom Terry, Bill Cordwell, Cheryl Jacobs, Jack Collins and Tom Herrick. Pat Renaud was in NY attending a movie premiere and Dave Stevens is out of the Country.

ALSO PRESENT: Bob Thompson, Teresa Travatello and Michelle Bennett, 3 members of the press and 38 Association members.

Call to Order – Cheryl Jacobs called the meeting to order at 9:00 am and asked Board Secretary Tom Herrick to lead the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously with Mr. Herrick clarifying his two updates under Old Business are actually update requests.

Approval of Minutes

May 26, 2016- Regular Meeting- Mr. Herrick moved to approve the minutes, Mr. Cordwell seconded, all in favor. Mr. Terry noted he owes the Board a long term investment update in July.

Vice-President's Remarks – Cheryl Jacobs- Ms. Jacobs explained Mr. Renaud's absence and thanked the Elections Committee for their handling of the candidate's forum.

General Manager's Report

Financials

Projects

Bridge Repair

YC Repairs

SC Pool

DMA Reserve Study- Mr. Terry moved to accept the GM's timeline recommendation, Mr. Cordwell seconded; Ms. Jacobs amended to accept at the July Board meeting.

Mr. Terry accepted the amendment, Mr. Collins seconded, all in favor. Mr. Terry will call for at least 2 work sessions prior to the July meeting.

BC Bathroom project

Manklin projects

Platform Tennis Courts

Resident's Academy

Public Comments-

Slobodan Trendic- 20 Drawbridge Rd. - Thanks for considering the change to Resolution M-06. Candidates' bios are not included in summer newsletters as M-06 allows, there should be a limit for the answers to candidate questions.

Bill Wentworth- 7 Trinity Place- M-06 should not be discussed today. He thanked Ms. Jacobs for acknowledging the Elections Committee. The Board should talk to the committee before changing M-06.

Allen Brodsky- 121 Windjammer- Requested in the future, reports include a breakdown of losses and gains per member for the amenities.

Robin Tomaselli-59 Grand Port- She is part of a group of 10 residents here to ask that the S&R campus not be used as a staging area for marine contractors.

Brett Hill-3 Windward Hill- the Capital purchase presented is not allowed per the Resolution, it's not a competitive bid.

Joe Reynolds-84 Watertown Rd. - Thanked the Swim & Racquet group, it's about time something was done. Mr. Reynolds also commented that the Search Committee's recommendation to have background checks on candidates was ridiculous.

Nate Doughty- 67 Bird Nest Dr. - In reference to the YC & Golf losses, we should verify the reasons with other comparable businesses. He would be interested in knowing the kind of feedback OP is receiving.

Tom Janasek- 17 Lookout Pt. - Fisher Marine is also in the cove next to the boat ramp.

Steve Lind-1113 Stones Run- he believes all amenities' financials should be reviewed during these meetings.

Roelof "Dutch" Oostveen- 12 Lord Guy Terr. - The Elections Committee did great job this week but ballot counting should be open session. Ditches are not being cut. We need new leadership on the Board.

Martin Baer- 28 Cape May Pl. - chair of the Search Committee- clarified the report is from the Search Committee; the background check recommendation was received from other HOA's with experience.

Kathy Brennan-132 Park Side Cir. - Tired of the attacks on Bob Thompson. He does a good job.

Capital Purchases Request-

Huntington Park- Mr. Thompson requested a delay to review the request. Mr. Terry requested more information on the laser grade referenced by MacDonald

CPI Violations- Bob Thompson- None

Mr. Collins asked about the Harbormist violation brought to a previous meeting. Ms. Jacobs asked for a Board update.

Old Business-

Platform Tennis Update- Tom Herrick- covered in GM report.

Country Club Capital Improvements Update- Tom Herrick- Mr. Thompson explained we have worked on water leakage and we're getting pricing on updating the engineering report.

Discussion- CPI Process- Cheryl Jacobs & Tom Terry- Mr. Terry explained the update distributed.

New Business-

Motion- Set Universal Racquet membership Renewal date- Jack Collins - Mr. Herrick seconded, Mr. Terry moved to table the motion pending GM review and input, Ms. Jacobs seconded, 4 in favor, 1 opposed (Cordwell)

Motion- To eliminate the words "in closed session" from the first sentence of item #9, counting ballots located in attachment "A" of Resolution M-06- Jack Collins - Mr. Herrick seconded- Ms. Jacobs pointed out Mr. Collins is a Candidate. Mr. Terry, moved to table the motion so the By-Laws and Election Committees can work on M-06 issues. Mr. Cordwell seconded, all in favor.

Report- 2016 Search Committee Report- Jack Collins - asked Board to review and bring any motions deemed appropriate. Mr. Terry thanked the Committee. Mr. Terry moved to accept report, Ms. Jacobs seconded, all in favor.

Pending Actions- None

Appointments – Cheryl Jacobs

Matthew Groves- 1st Term- Recreation & Parks
The above nomination was approved unanimously.

Media Questions- None

At 11:15 am, Mr. Terry moved to adjourn 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, Section 17 Turnover agreement, Mr. Cordwell seconded, all in favor.

Respectfully submitted:
Tom Herrick, Secretary

*Please note at the May 26, 2016 Regular Board Meeting at 11:45 am Mr. Cordwell moved to adjourn to closed session for Contractual Issues, specifically the Dumser's Lease, Mr. Renaud seconded, 5 in favor (Renaud, Terry, Cordwell, Collins and Herrick) 1 opposed (Stevens).