



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' WORK SESSION
Wednesday, July 20, 2016
1:00 pm, Board Room, Administration Building

PRESENT: Tom Terry, Bill Cordwell, Cheryl Jacobs, Jack Collins, Tom Herrick and Dave Stevens. Pat Renaud attended via phone.

ALSO PRESENT: Bob Thompson, Pete Gomsak, Art Carmine and Michelle Bennett, 3 members of the press and 5 Association members.

Call to Order – Ms. Jacobs is chairing the meeting as Mr. Renaud was recently released from the hospital. She called the meeting to order at 1:00 pm, asked Board Treasurer Tom Terry to lead the Pledge of Allegiance and requested Mr. Thompson call Mr. Renaud on the phone.

Approval of Agenda – Ms. Jacobs stated the Agenda will be changed to show the change in leadership of the meeting. Mr. Terry moved to accept the Agenda with those changes, Mr. Herrick seconded, all in favor.

Vice-President's Remarks – Ms. Jacobs reminded the attendees that Public Comments will be limited to the topic of the Agenda.

Public Comments-

Gene Ringsdorf- 2 Carriage Lane - the study is a component of long range plan, including CIP, the CIP should be approved first. He is concerned the Board will approve the Reserve Study before CIP; or approve future projects that would require a referendum. He asked Art what the Bulkhead reserves collection pays for. Art answered waterway maintenance. Mr. Ringsdorf would like to review the study.

Slobodan Trendic – 20 Drawbridge Rd. - Accurate data makes the study credible. He has repeatedly asked BOD to share and accept feedback from experienced members, to no avail. How accurate is the data and study?

Reserve Study Discussion

Mr. Renaud asked Mr. Thompson to start the discussion. Mr. Thompson handed out copies of his PowerPoint (attached) to the Directors. Ms. Jacobs requested the Board "work" on the next steps. Mr. Terry suggested after receiving the final from DMA go through each line item to leave or remove. Both CIP and the Reserve study should be done by the next budget. Mr. Stevens said it should be used as a tool; he suggested after the study is updated, a team assembled by the Board go through each line item & remove items that will not be replaced. Mr. Collins proposed breaking the report into 7 pieces and each Director analyzes a section. Mr. Herrick stated he needs more information; we should use it as a tool, CIP is important as well; line by line analysis should be done; we need more working sessions; need a good CIP and an updated Reserve study. Ms. Jacobs asked where everyone's thoughts were on the funding percentage. Mr. Stevens said updated numbers and known true requirements are needed first. Ms. Jacobs replied management gave us a CIP for review during budget

review. Mr. Collins commented the CIP & Reserve Study need to be brought up to reality. Mr. Gomsak explained this is not as complicated as it seems to have been taken. The Board should accept the Reserve study, update it with the CIP major projects numbers and set the percentage and timeframe to achieve that goal. Ms. Jacobs added, this tool need to be married with the CIP; we need to finalize that, schedule another work session bring the CIP and Reserve study and work thru this. Mr. Herrick said, we need the Comprehensive Study to work on the CIP then finish the Reserve Study. Ms. Jacobs recommended we incorporate CIP into the Reserve Study then add in Comprehensive Study. Later, Mr. Herrick would not agree to proceed until after the new board is in place, Mr. Stevens agreed.

Media Questions - None

At 3:14 pm Mr. Stevens moved to adjourn, Mr. Collins seconded, 4 in favor (Stevens, Collins, Herrick and Renaud), 3 opposed (Jacobs, Terry and Cordwell).

Respectfully submitted:
Tom Herrick, Secretary