



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
Friday, August 26, 2016
4:30 pm, Board Room, Administration Building

PRESENT: Tom Herrick, Brett Hill, Slobodan Trendic, Cheryl Jacobs, Pat Renaud and Dave Stevens. Pat Supik attended via conference call.

ALSO PRESENT: Bob Thompson, Jerry Aveta and Michelle Bennett, 4 members of the press and 20 Association members.

Call to Order – Tom Herrick called the meeting to order at 4:30 pm with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved with the following changes; Mr. Hill withdrew his Swim & Racquet motion and replaced the Food Truck Motion with a motion to adjourn to Closed Session; Mr. Trendic added a motion for Mr. Steen's request.

President's Remarks – Tom Herrick- Mr. Herrick stated the purpose of this meeting is for updates on the projects listed. Mr. Herrick moved to suspend the rules, all in favor.

Project updates and Board discussion regarding the following projects: - Bob Thompson- (Attached)

- Manklin Meadows- Jerry Aveta
- Beach Club Bathrooms
- Country Club
- White Horse Park Bathrooms

Public Comments-

Joe Reynolds- 84 Watertown Rd. – attached

Steve Lind- 1113 Stones Run- Thanked the Board for addressing the Yacht Club odor, this is an ongoing problem it existed in the old Yacht Club.

Frank Creamer- 116 Boston Dr. - This has been a 4 year process, please don't delay the Pickleball courts.

Meg Herrick- 1603 Mercer's Way- the Ladies locker room in the Country Club has been locked since March. Why and when will it be opened? Bob explained the drainage issues on that side of the building and the work done so far.

New Business

- New Board's Annual Agenda – Cheryl Jacobs- (attached) Ms. Jacobs requested fellow Directors thoughts and suggestions.

- Motion: I move that the Board of Directors authorize the General Manager to have his staff enter the property known as 39 Westfield Circle to bring “unattractive growth” in compliance with M-04. – Bret Hill – Mr. Stevens seconded, 6 in favor (Herrick, Hill, Stevens, Trendic, Jacobs and Supik) 1 opposed (Renaud).
- Motion: I move that the General Manager immediately mobilize an objective, third-party licensed plumber to the Yacht Club to provide further troubleshooting of the persistent odor, and for a written report to be provided all members of the Board of Directors by 12pm on Friday, September 2, 2016, from both the requested, third-party licensed plumber, as well as the report(s) from any other contractors who have investigated the issue. – Brett Hill- Mr. Trendic seconded, all in favor.
- Motion: I move that the Board of Directors for the Ocean Pines Association vote to approve the street names, with one change; to rename Winner's Circle Drive to Preakness Drive and keeping Winner's Circle Court and of course King Richard Rd. where it ties into the existing King Richard Road, related to the development known as the "Triple Crown Estates" being developed by Steen Associates Inc. - Slobodan Trendic- Mr. Stevens seconded, all in favor.

At 6:18 pm, Mr. Hill moved to adjourn to Closed Session for Personnel Issues as permitted by the MD Homeowner's Association Act, Section 11B-111 (1) 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: (i) Discussion of matters pertaining to employees and personnel, specifically, the General Manager's contract. Mr. Stevens seconded, 5 in favor (Herrick, Stevens, Trendic, Supik and Hill) 2 opposed (Renaud and Jacobs).

Respectfully submitted:
Slobodan Trendic, Secretary