



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
September 19, 2016
Assateague Room, Community Center, 9:00 A.M.

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

ALSO PRESENT: Jerry Aveta, Eddie Wells, Sonya Bounds, Colby Phillips and Michelle Bennett, 5 members of the press and 14 Association members.

Call to Order – Mr. Herrick called the meeting to order at 9:00 am.

President's Remarks- Mr. Herrick explained purpose of this work session is to discuss the topics listed on the Agenda and prepare for Saturday's Board meeting.

Topics submitted by general manager

1. Maintenance Program

a) New Bulkhead Replacement Program- Mr. Hill requested maintenance for this budget year, with the plan to be request bids and obtain an emergency maintenance contract.

Lewis Frey - 7 Oceans End- Consider a contractor's work site, do not use S&R as a staging area.

Joe Reynolds- 84 Watertown Rd. - should keep Fisher until an emergency contract is attained. S&R staging area has been used for 25 years. Could we use shoreline at water treatment plant as a staging area?

Louis Visco- 44 Teal Circle- S&R staging area has gradually become a large operation. Find a better solution.

Mr. Hill will bring a motion on this topic to the Board meeting.

b) Roads Maintenance- working with vendors who damage our roads, possibly hold bonds. Mr. Hill's recommendation is to provide PW with equipment & support needed to properly maintain the road; hold on repaving to re-evaluate.

Joe Reynolds - in the past, the County has said we could patch their cuts and bill them.

Mr. Trendic suggested Mr. Hill open this dialogue with the County to learn about the status of main water pipe replacement program for Ocean Pines. Joe Reynolds suggested talking to John Ross at the County water plant.

Mr. Hill will bring a motion on this topic to the Board meeting.

2. Community Center Gym floor - Mr. Hill needs Board to consider either wood or vinyl floor replacement.

Jeff Knepper asked the Board to think of the lowest vs. best options.

Mr. Hill will bring a motion on this topic to the Board meeting.

3. Recreation and Parks requests

Power washer-Consensus of the Board is the purchase is within the GM'S spending authority, he can approve the purchase.

Recreation software- Sonya is asking for the \$65,000 budgeted purchase of Rectrac software. Consensus is to add to October Board meeting with a business justification plan and for Technology Work Group to provide input.

4. Swim and Racquet Club Tennis Courts- Mr. Hill recommended to fix the 2 fixable courts and discuss options on other 2 worse courts.

5. Beach Club bathrooms project - Mr. Hill recommended using the engineering report to renovate restrooms in place and fix other deficiencies identified. He explained the original 3 bids have many unknowns and now there is no time to reissue a more specific RFP and reopen by Memorial Day. Mr. Hill will bring more information to the Board at a later date.

6. Country Club maintenance issue- Mr. Aveta said we are proceeding with mold mitigation and the repairs created by that mitigation; then using the engineering report request bids on renovate vs. rebuild. Mr. Hill will bring this project to the Board meeting for approval.

7. Beach Club Pool resurfacing- Mr. Hill stated he authorized Colby to have Mumford baby pool repaired, it is under his spending authority and required by Health Department.

Beach Club pool is an unbudgeted expenditure but needs to be addressed and fixed before Memorial Day opening. Mr. Hill will bring a motion on this topic to the Board meeting.

Topics submitted by board members

1. OPA's technology issues- Doug Parks- - (attached) Mr. Parks will lead the task force effort and Ms. Jacobs expressed interest in being involved. Mr. Parks will write a motion to form an ad hoc committee and send a draft of recruitment ad to the Board for review.

2. M-01 Discussion- Cheryl Jacobs- Ms. Jacobs stated M-01 is undergoing a complete rewrite and will be ready for Board review soon.
Mr. Hill asked for Closed Session after Saturday's meeting to discuss additional positions for PW. Mr. Herrick requested a CPI current violation list & Lansa report be provided to the Board.

3. OPA management options- Slobodan Trendic- Mr. Trendic suggested forming a Task force to look into all options for OPA Management- GM, full Management or a combination of both. Mr. Hill requested the Board give him another 2-3 weeks' time before proceeding with this initiative. The topic will be tabled until the next work session pending more information from Mr. Hill.

4. Golf Advisory Committee- Tom Herrick- Mr. Herrick would like to resurrect the committee. He will bring a motion to the Board meeting. Joe Reynolds requested the monthly LU meeting be an open meeting.

Mr. Trendic distributed a copy of the Asset Management Plan and suggested to Mr. Hill and Mr. Aveta that the Association should consider developing such a plan.

Meeting adjourned at 1:55 pm.

Respectfully submitted:
Slobodan Trendic, Secretary