



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, September 24, 2016  
10:00 AM, Assateague Room, Community Center

PRESENT: Tom Herrick, Dave Stevens, Pat Supik, Slobodan Trendic, Brett Hill and Doug Parks. Cheryl Jacobs attended via conference call.  
ALSO PRESENT: 2 members of the press and 28 Association members.

**Call to Order** – Tom Herrick called the meeting to order at 10:00 am with the Pledge of Allegiance.

**Approval of Agenda**

The Agenda was approved unanimously with Mr. Hill's request to move the Legal Appointment to Closed Session and Mr. Herrick's addition of the appointment of Marty Clarke as Chair of the By Laws & Resolutions Committee.

**Approval of Minutes**

June 23, 2016- Special Meeting- Mr. Stevens moved to accept, Mr. Parks seconded, all in favor.

July 20, 2016- Regular Meeting- Mr. Stevens moved to accept, Ms. Supik seconded, all in favor.

July 28, 2016- Regular Meeting- Mr. Stevens moved to accept, Mr. Hill seconded, all in favor.

August 22, 2016- Organization Meeting- Mr. Stevens moved to accept, Mr. Hill seconded, all in favor.

August 26, 2016- Special Meeting- Mr. Herrick moved to accept, Mr. Hill seconded, all in favor.

September 9, 2016- Special Meeting- Mr. Stevens moved to accept, Ms. Supik seconded, all in favor.

**President's Remarks – Tom Herrick-** Mr. Herrick thanked all that attend the meetings to show interest in the governance of your community. We are trying a different format this year by holding working sessions on a trial basis where Directors, Dept. Heads and Association members can come and give feedback, ideas and opinions on different issues we discuss. This is how we are forming most of the Agenda for the Regular Board meeting held on Saturday. We hope to increase interest from part timers and those who work during the week. We encourage everyone to attend the work sessions, the next one is scheduled for Oct. 17. Mr. Herrick also invited anyone with interest in any of our Committees to fill out an application.

**Treasurer's Report- Pat Supik-** (included in GM Report) Ms. Supik gave a review of the Financials.

**General Manager's Report – Brett Hill**

Updates-  
Yacht Club  
Golf

Beach Club  
Major Project Updates  
Pickleball Conversion  
Platform Tennis Courts  
WHP Bathroom  
Bridge repairs  
Huntington Park  
Country Club

**Public Comments-**

Richard Nieman-45 Wood Duck Dr. - 3 suggestions-

1. Hold bulkhead reserves in advance.
2. Budget 100% of payroll but put 3% into a contingency fund to cover other payroll needs.
3. Suggested using Management Advisory Group International as Ocean City did, to do a pay policy comparable and set the cap on their top earners.

June Freeman-60 Boston Dr. - thank you for opening this up on a Saturday.

Anna Foulz- 127 High Sheriff Trail - Country Club concerns, consider giving her a key to the front door, she used to have one, almost every week the door is locked. Consider repairing the existing building.

Craig Tallman- Mumford's Ldg. - Appreciate Saturday meetings. Hope the Food truck procurement is dead, outsource if needed. Consider development of the Beach club into condominium or high rise reserving several floors, to benefit OP, turn it into a cash cow.

Judith Duckworth-37 Westfield Cir. - thanked the Board for clearing the CPI violation at her neighboring property, 39 Westfield Circle.

Ernie Ardis-37 Quarterstaff Pl. - Happy with new Board and the changes that have been made, thank you. Asking for one change- the Police Dept. does such a great job, get rid of their merit raise system, it is disrespectful to the Police. You lose loyalty, productivity and respect. If an increase is given all should get.

Jack Ferry, Jr. - 338 Ocean Pkwy. - Thank you for the new direction. He frequents the YC, we need to change the culture there, very disrespectful history.

Anna Foulz-127 High Sheriff Trail - In considering the Country Club- please make sure they have a place to play regularly.

Larry Bohanan- 27 Castle Dr. - having issues with service and training of YC Staff. Proper training will fix the culture.

Steve Ellis- the Yacht club needs to find its identity. Surveys could be done to help target more groups of people.

Richard Nieman-45 Wood Duck- A simple solution for the YC- good service, good food, good price consistently. He believes the name, Yacht Club, means expensive to tourists. Cater to older folks in the winter and stick it to tourists in the summer.

### **Capital Purchases Requests-**

Beach Club Pool Resurface- Mr. Stevens moved to authorize GM to move forward on this project, Mr. Parks seconded, all in favor.

Beach Club Pool Cover- Ms. Supik moved to accept recommendation of GM, Mr. Stevens seconded, all in favor.

Gym Floor Replacement- The recommendation is Signature Sports Flooring, Signawood floor system for \$78,750 +5% contingency, Mr. Stevens moved to accept, Ms. Supik seconded, all in favor.

Recreation & Parks Power washer- The recommendation is Northern Tool & Equipment for \$7,499, Mr. Parks moved to accept, Mr. Stevens seconded, all in favor.

Golf Club Mold Repairs- Mr. Hill requested approval of \$50,000 from the Capital Budget to subcontracted vendors and \$25,000 for Public Works for use of their employees and resources toward repairs. Mr. Stevens moved to authorize GM's recommendation, Mr. Parks seconded, Mr. Stevens amended the motion to include the \$50,000 portion of the project for deferred maintenance will be funded by the Historical Reserve Account, the Public Works portion will be funded by a transfer from Historical Reserves to the Operating Account. All in favor.

### **CPI Violations-**

141 Teal Circle- Mr. Stevens moved to find owner in continuing violation and forward to attorney for action, Mr. Parks seconded, all in favor.

### **Old Business- None**

### **New Business-**

Motion- First Reading Resolution C-11- Tom Herrick- **Motion-** To reactivate Resolution C-11 - Golf Advisory Committee- Mr. Parks seconded, all in favor.

Motion- Technology Work Group- Doug Parks- **Motion-** Move to create an ad-hoc working group as authorized by section 10.01 of the OPA By-Laws whose purpose is to address current OPA technology issues- Mr. Hill seconded, all in favor.

Motion- Bulkhead Replacement Program- Brett Hill- **Motion:** I move that Bulkhead Replacement program be suspended for FY2017, in order for an engineered scope of work to be created, bid, evaluated, and awarded. Additionally, I request the transfer of capital funds from the Bulkhead reserves to the public works operational budget to cover the cost of repairs on bulkheads not being replaced this year. These operating funds would be used by public works employees for completing repairs, as well as time and material subcontracted services- Mr. Stevens seconded, all in favor.

Motion- Roads Repaving Program- Brett Hill- **Motion:** I move that Road Re-Paving program be suspended for FY2017, in order for an engineered scope of work to be created, bid, evaluated, and awarded. Additionally, I request the transfer of capital funds from the reserves to the public works operational budget to cover the cost of repairs on roads not being replaced this year. These operating funds would be used by public works employees for completing repairs, as well as time and material

subcontracted services- Mr. Stevens seconded, 6 in favor, 1 opposed as written (Jacobs).

### **Appointments –**

Legal Counsel was moved to the Closed Session  
Steveline Parks- 1<sup>st</sup> Term- Racquet  
Les Purcell- 3<sup>rd</sup> Term Chair- Clubs  
Steve Tuttle- 1<sup>st</sup> Term- Elections  
Steven Habeger- 1<sup>st</sup> Term- Elections  
Mark Heintz- 1<sup>st</sup> Term- Elections  
Jeff Knepper= 1<sup>st</sup> Term- By-Laws & Resolutions  
Jim Trummel- 1<sup>st</sup> Term- By-Laws & Resolutions  
Suzanne Auwarter- Term Extension of 1 year- Aquatics  
John Viola- Chair- Budget & Finance  
Ken Wolf- Chair- Environment & Natural Assets

Landscapes Unlimited Representatives  
Tom Herrick – Board Liaison  
Brett Hill  
Bob Kessler

The above nominations were approved unanimously.

### **Media Questions- None**

At 6:18 pm, Mr. Hill 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: (i) Discussion of matters pertaining to employees and personnel.

Specifically, Employment matters relating to:

All Exempt positions

Controller

Aquatics and Recreation & Parks seasonal employees

Respectfully submitted:

Slobodan Trendic, Secretary

\*Please note at the July 28, 2016 Regular Board Meeting at 11:35 am, Mr. Terry moved to adjourn to Closed Session 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: (i) Discussion of matters pertaining to employees and personnel. Specifically, the General Manager's evaluation, Mr. Stevens seconded, all in favor.

\*Please note at the August 26, 2016 Special Board Meeting 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).