



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, January 28, 2017
10:00 AM, Assateague Room, Community Center

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

ALSO PRESENT: 2 members of the press and 55 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. Trendic removing the 50th Anniversary Funding motion and Mr. Stevens adding a motion to move forward on 2 Platform courts under New Business, 6 in favor (Herrick, Stevens, Hill, Trendic, Supik and Parks) 1 abstain (Jacobs). Mr. Herrick announced that the Board authorized \$20,000, to be included in the upcoming budget, for the 50th Anniversary Committee.

Approval of Minutes

December 5, 2016- Work Session

December 9, 2016- Regular Meeting

December 15, 2016- Special Meeting

Mr. Hill moved to accept all Minutes above, Mr. Parks seconded, all in favor.

President's Remarks – Tom Herrick- Mr. Herrick thanked all for attending, the Board appreciates your interest.

Treasurer's Report- Pat Supik- (included in GM Report) Ms. Supik gave a financial overview for the prior six months.

General Manager's Report – Brett Hill (attached)

Updates-

Mumford Landing

WHP Bathrooms

Huntington Park

Bridge Repair

Beach Club Bathrooms

Golf Club

Public Comments-

Pat Seidel- 40 Watertown- opposed to playground at Mumford's Landing.

Anna Foultz- 127 High Sheriff Trail - Thank you Board for good job. Girl scouts now selling cookies, presented Board with 2 boxes; thank those that came for support of Beef & Beer last night.

Julie Woulfe- 20 Clipper Ct. - Pickleball has followed their Bylaws and have done more than required. Regarding the proposal to build a pickleball pole building, they have

concerns; they want outside courts completed this year. They want to talk to the GM about the building. Painting 2 courts on the gym floor instead of 3 is not enough. They request the GM get pricing on repainting lines. They do not agree with charging members to play in the gym. In Resolution M-02, Pickleball is not listed as amenity, this needs to be updated.

Lyle Dillon- 44 Fort Sumter- Lines on new gym floor are not safe or correct. The width is NBA standard but length is no standard. Lines are interfered with by bleachers causing a safety issue.

Pat Hall- 6 Avon Ct. - Mumford's Landing playground should not be constructed there. Food and service need to be fixed first.

Scotty Wheatley – 84 Hingham Lane- In support of doing away with RSAC and installing the 2 additional platform courts.

Gary Miller- 15 Windward Ct. - does not support Mumford's Landing playground. If allowed revenues may go down from pool memberships not being renewed. The bandstand should not go where it's proposed, detriment to view. Board and Management should consider getting more public input on major projects.

Tom Janasek- 17M Lookout Pt. - In strong support of playground at Mumford's Landing.

Mike Sabine- 3 Teal Circle - Chair of 50th Anniversary Committee - he is hopeful for the motion on the table today for support of the Committee. He is looking forward to Ocean Pines ' Golden Anniversary.

Roelof Dutch Oostveen - 12 Lord Guy Terrace - This is one of the best Boards in his 25 years in Ocean Pines. You all work as a team.

Marian McCurdy - 23 Portside Ct. - lines on roads need to be repainted, this is a safety issue.

Tom Piatta - 13 Chatham Ct. – member of Still Rockin Band, he commended the Board for building a stage for all bands. As spokesperson for Still Rockin, Full Circle, Transfuzion and On the Edge Bands, he stated all members have offered their expertise in building the stage.

Tom Bierley- 6 Oceans End- 2 courts at S & R Club are never used, put pickleball courts there.

Donn Kevern- 18 Portside Ct. - he plays indoor pickle ball, anything done for indoor pickle is appreciated.

Capital Purchases Requests-

Manklin Meadows Playground- Mr. Hill recommends the River Valley bid of \$212,577.84 + 10% contingency as also recommended by the R&P Committee. Ms. Supik moved to accept the recommendation, Mr. Parks seconded, motion passed, 5 in favor (Herrick, Hill, Parks, Jacobs and Supik), 2 abstain (Stevens and Trendic).

Bridge change order for Verizon – Mr. Hill excused himself from this topic and deferred to Mr. Herrick. Mr. Herrick explained Ocean Pines received a quote from Verizon of \$26,030.76 to relocate their utilities from the Clubhouse Dr. bridge under repair. Mr. Herrick explained that legal counsel's opinion is OP is responsible for the relocation fees. Mr. Stevens moved to accept, Ms. Supik seconded 6 in favor (Herrick, Stevens, Jacobs, Supik, Parks and Trendic), 1 abstain (Hill).

CPI Violations-

20 Seagrave Lane - Mr. Parks moved to accept the recommendation to have our Attorney send a notice to obtain a permit or remove the extension and find the homeowner in continuing violation, Ms. Supik seconded, all in favor.

91 Bramblewood Dr. - Mr. Trendic moved to accept the recommendation to have our Attorney get a courts permission to remove the trailer and find the homeowner in continuing violation, Mr. Parks seconded, all in favor.

Old Business- None

Motion- Second Reading- To repeal Resolution C-14 (Racquet Sports Advisory Committee) - Tom Herrick – Mr. Parks seconded, motion passed, all in favor.

Motion- To award the contract to The Novak Group based on their response to the RFP issued for recruitment services to fulfill the position of General Manager of the Ocean Pines Association- Doug Parks – Mr. Herrick seconded, motion passed, all in favor.

New Business-

Motion- First Reading- I move that Resolution M-09 be amended to provide that a Board liaison is not appointed to the Search Committee- Cheryl Jacobs – Mr. Parks seconded, motion passed, 6 in favor (Stevens, Supik, Jacobs, Hill, Trendic and Parks), 1 abstain (Herrick).

Motion- For the Board to provide its support to the 50th Anniversary Committee and to instruct the general manager to approve an access to the Association's staff on as needed basis - Slobodan Trendic - Ms. Jacobs seconded, Ms. Jacobs moved to table the motion, rewrite the motion to acceptable language, Ms. Supik seconded, motion passed, 5 in favor (Herrick, Stevens, Jacobs, Supik and Parks), 2 abstain (Hill and Trendic).

Motion- NOT to approve proposed Playground location at Mumford's Landing as presented by our acting general manager at the work session held on January 23rd, 2017- Slobodan Trendic- Ms. Jacobs seconded, Mr. Hill amended the motion to approve the location he recommended, Mr. Stevens seconded, Ms. Jacobs moved to table the motion pending research for another location option, Mr. Stevens stated an amended motion cannot be tabled. Mr. Herrick called the question, amended motion passed, 5 in favor (Herrick, Stevens, Hill, Parks and Supik), 2 opposed (Trendic & Jacobs).

Motion- Allocate \$20,000 (\$10,500 from replacement reserves for first floor bar top replacement and \$9,500 new capital for heat lamps and heaters for second floor kitchen and security gates for all bars- Brett Hill - Mr. Parks seconded, motion passed, all in favor.

MOTION: I move to direct the General Manager to move forward with the addition of two platform tennis courts in the Manklin Creek area. Specifically engage Soule Inc. or a similarly qualified engineer to (1) identify a suitable location in near proximity to the existing courts, associated storm-water mitigation requirements, estimated costs and (2) prepare drawing needed for a procurement package. Concurrently request the Facilities Engineer to prepare a list of qualified vendors for the courts themselves - Dave Stevens- Mr. Herrick seconded, Mr. Hill offered an amendment to be added at the end "add \$15,000 in Capital allocation to fund the requested engineering" , Mr. Herrick seconded, amended motion passed, all in favor.

Appointments –

TJ Carter- 1st Term- Communications

Tim Mullin- Chair- Marine Activities

Kenneth Wolf- 3rd Term- Environment & Natural Assets

The above nominations were approved unanimously.

At 12:33 pm, Mr. Stevens moved to adjourn, Ms. Supik seconded, all in favor.

Respectfully submitted:
Slobodan Trendic, Secretary