



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, February 25, 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 22 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 First Reading of Resolution M-06 and Mr. Hill adding under New Business, Board Direction to gather information on Properties.

Approval of Minutes

January 20, 2017 – Special Meeting

January 23, 2017- Work Session

January 27, 2017- Budget Session- Cheryl Jacobs attended in person not by phone.

January 28, 2017- Regular Meeting

Ms. Jacobs moved to accept all Minutes above with the change as noted, Mr. Hill seconded, all in favor.

President's Remarks – Tom Herrick- Mr. Herrick thanked all for attending, the Board appreciates your interest. The most important topic today is the Budget. Mr. Herrick reviewed the Budget process and meetings so far.

Treasurer's Report- Pat Supik- (included in GM Report attached) Ms. Supik gave a financial overview.

General Manager's Report – Brett Hill (attached)

Updates-

Mumford's Landing

Golf Club

Beach Club Bathrooms

Playgrounds-

Huntington Park

Manklin Meadows

Mumford's Landing

WHP Bathrooms - now open for Farmers' Mkt.

Public Comments-

Lynn Schneider-5 Brookside Rd. - Past president of Women's Golf, she stated the proposed rates are not equal for single vs. family, these fees are hard for singles on a budget.

Chris Wanzer- 21 Cape May Pl. - Thanked Tom & Cheryl for email reply. Asked if the additional income proposed goes to Aquatics will there be improvements at the Beach Club? The 14% increase is overwhelming.

Brian Mueller- 134 Camelot Cir. - Hopes Beach Club parking pass stays same. Parking and pool passes are scanned, can't that be tracked.

Marty Clarke- 855 Ocean Pkwy. - In reference to the Beach Club package, if it's not broke don't fix it. Why are we increasing the fee? Because we can. It's gouging. Beach Club is paying 18% of our membership. When are we going to apply the \$400K? He doesn't agree with the \$650K in reserve funding.

Donna Gable- 19 Easton Ave. - Doesn't understand the increase to the Beach Club parking pass. She suggested keeping the 4 pool passes but tie them to the owner. Reconsider taking away the pool passes.

Joe Reynolds-84 Watertown Rd. - Please use the microphones. Board packets should be provided at the meetings. Mumford's Landing revenue does not mean much without knowing expenses. He asked about the convenience fee. He believes upcoming assessments should go down by \$75-100.

Tom Bierley- 6 Oceans End - Confused on proposed Golf rates. He heard an advertisement on the radio for the Yacht Club instead of Mumford's Landing, there needs to be consistency. The security gates at the bar in Mumford's Landing are unattractive.

Lynn Schneider- 5 Brookside Rd. - The 30/60 golf membership should include range & members discount.

Brian Mueller -134 Camelot Cir. - Mr. Mueller read Section 2.03 of the By-laws.

Carrie Harris - 83 Newport Dr. - They are new owners, concerned with proposed Beach Club pass changes.

Capital Purchases Requests-

Mosquito Control- Mr. Parks moved to accept, Ms. Supik seconded, motion passed, all in favor.

CPI Violations-

1 Beaconhill Rd. - Mr. Stevens moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney for court action, Mr. Parks seconded, 6 in favor (Herrick, Hill, Stevens, Jacobs, Parks and Supik), 1 abstain (Trendic).

59 Moonshell Dr. - Mr. Stevens moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney for court action, Mr. Herrick seconded, all in favor.

3 Beach Ct. - Mr. Hill moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, if no response, request a declaratory judgement, Mr. Trendic seconded, all in favor.

745 Ocean Pkwy. - Mr. Parks moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney to send a 10 day letter, Ms. Jacobs seconded, all in favor.

Old Business -

Motion - 50th Anniversary Committee Support- Doug Parks- Move to publicly state and memorialize that the Ocean Pines Board of Directors hereby provides their full support to and endorsement of the committee of volunteers formed for the celebration of 50 years of Ocean Pines along with the appointment of Director, Cheryl Jacobs, to facilitate the coordination and implementation of activities by working with both the General Manager and the various staff representatives necessary for the successful execution of the celebration- Mr. Hill seconded, all in favor.

Budget Discussion- Tom Herrick

Beach Club Parking Pass- Mr. Hill explained staff recommendation as of Tuesday this week. Mr. Hill moved to adopt the policy for the \$200 that was approved for the budget, that would include a family Beach Club pool membership OR a pool coupon for use at any pool with a \$120 credit, that would be applied at the coupon rate of \$7 for adults and \$5 for children, Ms. Supik seconded, 4 in favor (Herrick, Jacobs, Supik and Hill), 3 opposed (Stevens, Trendic and Parks).

Proposed Golf 30/60 Limited Membership- Mr. Stevens stated his proposal for the 30/60 limited individual membership would include 20% member discount, advanced tee times and cart usage, after a lengthy discussion, Mr. Herrick seconded, proposal accepted, 4 in favor (Stevens, Trendic, Herrick and Parks) 3 opposed, (Hill, Jacobs and Supik)

New Business -

Motion - Resolution to Approve Interest Rate- Brett Hill- Mr. Herrick seconded, resolution passed, 6 in favor (Herrick, Hill, Supik, Jacobs, Stevens and Parks), and 1 opposed (Trendic).

Motion - Resolution to Approve Convenience Fee- Brett Hill- Mr. Herrick seconded, resolution passed, 6 in favor (Herrick, Stevens, Hill, Parks, Jacobs and Supik), 1 abstain (Trendic).

Motion- Approve FY 2017-18 Budget- Brett Hill- Be it resolved that the Board of Directors hereby approves the Proposed Budget for Fiscal Year 2017-2018, which Budget was modified following presentation to the Membership at the Public Hearing on February 20, 2017, and which Budget reflects Total Revenues of \$11,847,214 and Operating Expenses and Transfers of the same amount, a Basic Annual Assessment of \$921, and Capital Expenditures of \$1,832,300.- Mr. Stevens seconded, motion passed, 5 in favor (Herrick, Stevens, Hill, Jacobs and Supik), 2 opposed (Trendic and Parks).

Mr. Hill asked for Board direction on possible property opportunities North and South of Ocean Pines. Board consensus is to have Mr. Hill gather details for Board review.

Appointments –

Jerome "Tres" Denk III- 3rd Term- Recreation & Parks

Marie Gilmore- 3rd Term- Recreation & Parks

Skip Schlesinger- 2nd Term- Recreation & Parks

Jay Spata- 2nd Term- Environment & Natural Assets

Steve Cohen- 3rd Term- Comprehensive Plan

The above nominations were approved unanimously.

At 1:00 pm, Mr. Hill moved to adjourn, Ms. Supik seconded, all in favor.

Respectfully submitted:
Slobodan Trendic

*Please note at the February 10, 2017 Budget Meeting at 12:30 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 & 5) (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association; Specifically, Landscapes Unlimited contract. Mr. Parks seconded, all in favor.