



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, May 27, 2017  
9:30 AM, Assateague Room, Community Center

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

ALSO PRESENT: 3 member of the press and 11 Association members.

**Call to Order** – Tom Herrick called the meeting to order at 9:38 am with the Pledge of Allegiance.

**Approval of Agenda**

The Agenda was approved unanimously with the following changes- Mr. Hill added under New Business, a Motion for Bank Signature authorizations and another Motion for the acceptance of the Employee Handbook; Mr. Hill removed the Motion for Resolution M-02 and the CPI Violation for 4 Briarcrest; Ms. Supik added Committee applications for appointment of Bob Kessler and John O'Connor to the Budget & Finance Committee.

**Approval of Minutes**

April 13, 2017 – Special Meeting

April 24, 2017 – Work Session

April 29, 2017 – Regular Meeting

All Minutes above were approved unanimously.

**President's Remarks – Tom Herrick-** Mr. Herrick thanked everyone for attending the meeting. The Coastal Hospice presentation will be postponed to later in the meeting due to the time error on the Agenda.

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

**General Manager's Report – Brett Hill (attached)**

F&B

BC open

Tiki Bar open

Marina store opening soon

Aquatics-

All 5 pools open

New treadmills & trampolines are in use

Bridges- Completing punch list items

Country Club- 2nd floor Demo done, waiting for permits, Beverage Cart in service, course excellent playing condition

North Gate beautification is 90% complete.

Town Hall-June 1st 7 pm, 2nd floor of Mumford's Landing.

**Special Presentation- Coastal Hospice-** Alane Capen, President and Maureen McNeill, Director of Development- Ms. Capen described the purchase of the Clubhouse at The Point by Coastal Hospice as well as their future plans. She is asking the Board to reconsider their commercial classification as this is costing them \$26,000 per year in assessments. Mr.

Herrick responded the Board will take it under consideration. Ms. McNeill distributed information to the Board (attached).

### **Public Comments-**

Roelof Dutch Oostveen-12 Lord Guy- Concerned with hiring of new GM, the salary offer is no different than the last. Contract should not be over \$100K.

### **Capital Purchases Requests- None**

### **CPI Violations-**

42 Admiral- Mr. Hill moved to find the homeowner in continuing violation and forward to our Attorney to send a request to the homeowner to bring into compliance with our guidelines or have the shed removed. Mr. Parks seconded, motion passed, all in favor. Mr. Parks asked if the Board needs to determine the voting rights of owners found in continuing violation. Mr. Hill will forward the inquiry to Jeremy Tucker.

### **Old Business –**

**Motion** - Amendment to Resolution M-02 Amenity Policies – Cheryl Jacobs - Removed

**Motion** - RFP Submission for Facilities Network Connectivity- I move that the board approve the creation on an RFP and the submission of the RFP to the qualifying firms that responded to the original RFI published regarding fiber connectivity for business facilities within the community. – Doug Parks - Mr. Herrick seconded, motion passed, 4 in favor (Herrick, Stevens, Supik and Parks) 1 abstain (Hill).

**Motion** – Bank Accounts- To appoint John Viola as a second Assistant Treasurer and to accept a corporate resolution to approve Thomas Herrick, Patricia Supik, John Ringsdorf, and John Viola as the sole authorized signers and representatives on all Ocean Pines Association bank accounts, including but not limited to eight accounts at Bank of Ocean City and two accounts at PNC bank – Brett Hill – Mr. Parks seconded, motion passed, all in favor.

**Motion** - To make a corporate resolution accepting the employee handbook as presented by Mary Bosack to the Board of Directors on April 27, 2017. – Brett Hill – Mr. Herrick seconded, motion passed, all in favor.

### **New Business – None**

### **Appointments –**

Audrey Wahl - 1<sup>st</sup> Term- By-Laws & Resolutions

Bob Kessler – 1<sup>st</sup> Term- Budget & Finance

John O'Connor – 3<sup>rd</sup> Term- Budget & Finance

The above nominations were approved unanimously.

At 10:17 am, Mr. Hill moved to adjourn, Mr. Parks seconded, all in favor.

Respectfully submitted:  
Tom Herrick, President

\*Please note at the May 26, 2017 Special Meeting at 9:05 am, Mr. Trendic 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.  
Ms. Jacobs seconded, all in favor.