



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Friday, June 23, 2017  
9:30 AM, Assateague Room, Community Center

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

ALSO PRESENT: 2 member of the press and 28 Association members.

**Call to Order** – Tom Herrick called the meeting to order at 9:32 am with the Pledge of Allegiance.

**Approval of Agenda**

The Agenda was approved unanimously with the following changes- Mr. Herrick removed the Treasurer's Report and added the appointment of John O'Connor as B&F Committee Chair; Mr. Hill added the Capital Purchase of 2 mowers for Golf; Mr. Stevens added under New Business a discussion on the Parke's proposal; Mr. Trendic added under New Business a discussion on Food & Beverage operations.

**Approval of Minutes**

May 27, 2017 – Regular Meeting

The Minutes above were approved with a vote of 5 in favor (Herrick, Stevens, Hill, Trendic and Parks) and 1 abstain (Jacobs).

**President's Remarks – Tom Herrick-** Mr. Herrick stated "it is unfortunate, but I feel the need to address yet another misrepresentation of fact by one of our local newspapers in an opinion column. I would like to add truth and clarity to the circumstances regarding this issue for the benefit of our membership, as it affects the majority of your Board of Directors. One of the reasons for the closed meeting this past week was to discuss management concerns and Board member contact with staff.

Our attorney was contacted to discuss the content of these conversations that were conducted with a number of our staff members and he advised it to be right and proper for our Board to discuss this matter in closed session.

The circumstances were not as reported in the local newspaper and classified as being "obvious" to the writer that an employee by-passed their immediate supervisor, Brett Hill, and expressed concerns to one of our Directors, but, in fact, the complete opposite. A Director repeatedly was by-passing the acting GM and went directly to individual staff members causing alarm to a number of our employees. These were not "routine inquiries" that are permitted by our By-Laws.

Some members of the Board understood the need to not allow this type of activity to continue, and in order to protect our association employees from this type of behavior in the future, brought the discussion to the entire Board of Directors for review.

I hope this clears up any previous misconception of what had actually transpired."

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

Updates-

F&B

Trail #2

Bulkheads  
Country Club  
Golf  
Huntington Park  
Recreation Department  
Racquet Sports  
IT

### **Public Comments-**

Tony Stevens- 60 Hatteras St. - there are no crosswalks the intersection of Manklin and Ocean Parkway, this presents safety issues.

Jim Freeman- 60 Boston Dr. - looking forward to today's vote on the 2 additional platform courts.

Michael Petito- 39 Newport Dr. - Explained why 2 additional platform courts are needed.

Araceli Popen-16 Lookout Point- platform Tennis needs the 2 additional courts.

Roelof Dutch Oostveen-12 Lord Guy- Disappointed in the salary offer to the new GM. YC bartender shorted the liquor in his drink and they served wine in a plastic cup. How much money have we received from the recycling here?

### **Capital Purchases Requests-**

Platform Courts- Mr. Parks moved to accept the recommendation of Total Platform Tennis for \$129,446, Mr. Stevens seconded, all in favor.

Golf Rough Mower-Mr. Hill moved to accept the recommendation of Jacobsen for \$31,000, contingent on a third bid, Mr. Parks seconded, 5 in favor ( Herrick, Stevens, Hill, Jacobs and Parks) 1 abstain (Trendic).

Golf Front Mower- Mr. Hill moved to accept the recommendation to purchase mower, contingent on 2 additional bids, and award to lowest bidder. 5 in favor (Herrick, Stevens, Hill, Jacobs and Parks) 1 abstain (Trendic).

### **CPI Violations- None**

### **Old Business –**

Discussion- Temporary HR Support- Slobodan Trendic - Mr. Trendic provided membership with the information on the Board's discussion during an "open session" of the Special Meeting held on June 19, 2017. The Board discussed and agreed to recruit an experienced HR consultant to be available onsite for a temporary period until the general manager is hired. Mr. Hill added Learch and Early, the law firm, is working on providing onsite training on new Employee Handbook within two weeks. And an onsite personnel in relation to what the Board discussed on Monday and will assist in interviewing qualified H/R person.

### **New Business –**

Motion – I move the board adopt a policy to suspend the voting rights of members who are found to be in continuing violation of the Declaration of Restrictions- Doug Parks - Mr. Stevens seconded, the rules were suspended for Jim Trummel, who explained he's brought this up previously, the Board needs to be specific on removing voting rights when finding an owner in continuing violation. Mr. Parks withdrew his motion.

Discussion- The Parke- Dave Stevens - the rules were suspended for Jim Trummel, he explained while waiting for a decision until after the Board Election is understandable, a delay on this issue would not be preferred. Mr. Stevens will get feedback from Board & the Environment & Natural Assets Committee.

Discussion - Food & Beverage Challenges- Slobodan Trendic- Mr. Trendic also provided membership with the information on the Board's discussion during an "open session" of the Special Meeting held on June 19, 2017. The Board agreed to immediately bring experienced consultant in F&B operations to undertake review and identify operational deficiencies and recommend solutions . Ms. Jacobs added we also still have staffing issues, need bartenders and waitresses to fill vacancies. M. Parks added that the Board is working as a team and is taking necessary actions.

**Appointments –**

Margaret McGovern- 1<sup>st</sup> Term (Alternate) - ARC

John O'Connor – Chair- Budget & Finance

The above nominations were approved unanimously.

At 11:10 am, Mr. Parks moved to adjourn, Mr. Hill seconded, all in favor.

Respectfully submitted:

\*Please note at the June 19, 2017 Special Meeting at 7:05 pm, Mr. Herrick 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. Mr. Stevens seconded, 5 in favor (Herrick, Stevens, Supik, Hill and Parks) 2 opposed (Trendic and Jacobs).

\*Please note at the June 22, 2017 Special Meeting at 1:05 pm, Mr. Parks 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. Mr. Stevens seconded, all in favor.