



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Sunday, February 25, 2018
12:00 PM, Assateague Room, Community Center

PRESENT: Doug Parks, Cheryl Jacobs, Tom Herrick, Slobodan Trendic, Colette Horn, Pat Supik and Ted Moroney.

ALSO PRESENT: 2 members of the press and approximately 115 Association members.

Call to Order – Doug Parks called the meeting to order at 12:01 pm with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously.

Approval of Minutes

January 27, 2018 – Regular Meeting - Mr. Moroney moved to accept, Ms. Supik seconded, all in favor.

February 10, 2018 – Special Meeting - Mr. Moroney moved to accept, Ms. Supik seconded, all in favor.

February 15, 2018 – Special Meeting - Mr. Moroney moved to accept, Ms. Supik seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks commented on the F&B decision – the Board's inability to meet Joe Rienhart's contract terms therefore contract negotiation with the Matt Ortt Companies is in process; Mr. Parks then presented a timeline of events related to cash handling concerns July 2017 to present.

Treasurer's Report – Pat Supik – (attached)

General Manager's Report – John Bailey, CMCA – (attached)

Public Comments

Capital Purchases Requests-

Beach Club Sprinkler System Replacement – postponed pending more information.

CPI Violations-

7 Clubhouse Dr. – Mr. Herrick moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Horn seconded, all in favor.

13 Bridgewater Rd. - Mr. Herrick moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Supik seconded, all in favor.

Unfinished Business –

Second Reading for Amendment of Resolution M-06 –Trendic

Motion – To approve the amendments to Resolution M-06, Elections and Referendums Procedures, as presented to this Board during the Second Reading on

January 27, 2018. –Trendic – Ms. Supik seconded, Mr. Moroney offered an amendment Delete: To All Present, Emailed To The Board Of Directors And Posted On The Ocean Pines Association Website. Insert: Live On The OPA Internet Stream And/Or Tv, Emailed To The Board Of Directors, Emailed To All Candidates, And Posted On The Ocean Pines Association Website. Ms. Supik seconded, 5 in favor of the amendment (Parks, Supik, Horn, Moroney and Trendic) 2 opposed (Jacobs and Herrick), 5 in favor of the amended Motion (Parks, Supik, Horn, Moroney and Trendic), 2 opposed (Jacobs and Herrick).

New Business –

1. Motion – To Authorize the hiring of an HR Consultant and the Associated Expense for work to be done between now and the end of the April in the amount of \$5,000 – Horn – Ms. Supik seconded, Mr. Trendic offered an amendment to replace “Consultant” with “Staff member of the Association”, Mr. Moroney seconded the amendment, all in favor, all in favor of the amended motion.
2. Motion- To Approve the Mosquito Control Contract from the MD Dept. of the Environment – Ms. Horn moved to delay until the March meeting, Mr. Moroney seconded, all in favor.
3. Motion - To Authorize the issuance of the Request for Bids on the Construction drawings for the Renovation of the Second Floor of the Country Club – Parks - Ms. Jacobs seconded, all in favor.
4. Motion - To instruct the General Manager to:
 - Issue a Request For Proposals before March 1, 2018 with responses due by March 16,2018 for forensic auditing services;
 - Focus initial scope of work on the Food and Beverage operations;
 - Provide his recommendation and obtain Board’s approval including funding by March 23, 2018;
 - Begin the initial Forensic Audit work by April 16, 2018 or earlier. – Trendic – Ms. Supik seconded, 6 in favor (Moroney, Supik, Jacobs, Parks, Horn and Trendic) 1 opposed (Herrick)
5. Motion- Approve FY 2018-19 Budget – Treasurer Supik – Mr. Moroney seconded, 5 in favor (Moroney, Supik, Jacobs, Parks and Horn) 2 opposed (Trendic and Herrick).
 - 5a. Motion to Amend – To approve the following employee contribution percentages for OPA-offered health plans for FY 2018-19:
 - 10% of total health insurance premium for single coverage to be paid by employee;
 - 15% of total health insurance premium for family coverage to be paid by employee– Trendic – Mr. Parks seconded, Motion withdrawn.
 - 5b. Motion to Amend – To instruct the General Manager to reduce his recommended PR and Marketing budget for FY 2018-19 by at least \$125,000.00.– Trendic – Mr. Parks seconded, Mr. Moroney offered an amendment to replace “at least \$125K” with “an additional \$65K”, Mr. Parks seconded, 5 in favor of the amendment (Moroney, Parks, Horn, Herrick and Trendic) 2 opposed (Supik and Jacobs), 2 in favor of the amended Motion (Herrick and Trendic), 5 opposed (Parks, Horn, Jacobs, Supik and Moroney).
 - 5c. Motion to Amend – To instruct the General Manager to reduce labor expenditures in his recommended FY 2018-19 budget for Golf Operations-Maintenance by at least \$100,000.00.- Trendic – Mr. Moroney seconded, 1 in favor (Trendic) 6 opposed (Moroney, Supik, Jacobs, Parks, Horn and Herrick).

5d. Motion to Amend – To instruct the General Manager to increase his recommended drainage ditches repairs and maintenance budget for FY 2018-19 by \$100,000.00.– Trendic – No second.

5e. Motion to Amend– To instruct the General Manager to remove from his recommended budget the \$27.00 per lot increase for roads reserves for fiscal year 2018-19 – Trendic – Mr. Herrick seconded, Mr. Moroney offered an amendment To instruct the General Manager to move the \$26.50 per lot increase for Roads Reserves to cover the costs related to the Forensic Audit which are to be tracked separately by OPA, all in favor of amendment, all in favor of amended Motion.

5f. Motion to Amend - To add \$15k to the budget for 50th Anniversary – Jacobs – Mr. Trendic seconded, Mr. Moroney offered an amendment to replace “\$15K” with “an additional \$10K”, Mr. Trendic seconded, all in favor of the amendment, all in favor of the amended motion.

5g. Motion to Amend - Add \$32,000 to the Budget to Conduct Fraud Audit – Treasurer Supik – Ms. Supik withdrew her Motion.

6. Motion- Approve FY 2018-19 Assessment – Treasurer Supik – Mr. Herrick seconded, 6 in favor (Parks, Jacobs, Supik, Horn, Moroney and Herrick), 1 opposed (Trendic).

6a. Motion to Amend – To eliminate proposed assessment increase –Trendic – No Second.

7. Motion- Resolution to Approve Interest Rate – Treasurer Supik – Mr. Moroney seconded, all in favor.

8. Motion - Resolution to Approve Amenity Fee Structure – Treasurer Supik – Ms. Jacobs seconded, all in favor.

Appointments –

Everett Myers – 1st Term – Comprehensive

Kathy Grimes – 3rd Term - Aquatics

Brenda Wascak – 1st Term - Elections

The above nominations were approved unanimously.

At 4:25 pm, Mr. Moroney moved to adjourn, Ms. Supik seconded, all in favor.

Respectfully submitted:

Colette Horn, Secretary

*Please note at the January 27, 2018 Regular Meeting at 1:04 pm, Mr. Moroney 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: (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. Ms. Supik seconded, all in favor.

*Please note at the February 10 2018 Special Meeting at 12:45 pm, Mr. Moroney 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: (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. Ms. Supik seconded, 6 in favor (Parks, Jacobs, Supik, Horn, Herrick and Moroney) 1 abstain (Trendic).

*Please note at the February 15, 2018 Special Meeting at 7:38 pm, Ms. Horn 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 may be held in closed session only for the following purposes: (i) Discussion of matters pertaining to employees and personnel; (iv) Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters; and (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. Mr. Moroney seconded, all in favor.