



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, March 25, 2017  
10:00 AM, Assateague Room, Community Center

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

ALSO PRESENT: 1 member of the press and 17 Association members.

**Call to Order** – Tom Herrick called the meeting to order at 10:00 am with the Pledge of Allegiance.

**Approval of Agenda**

Mr. Herrick moved to accept with a change to the presentation of the Motion to Draft the RFI to Solicit from Ms. Jacobs to Mr. Herrick on Mr. Parks' behalf, Mr. Stevens seconded, the Agenda was approved unanimously.

**Approval of Minutes**

February 6, 2017 – Budget Session

February 10, 2017 – Budget Session- Ms. Jacobs changed the \$945 to \$953.235 in the first paragraph under Budget Discussions.

February 25, 2017 – Regular Meeting

All Minutes above were approved unanimously, with changes as noted.

**President's Remarks – Tom Herrick-** Mr. Herrick announced the birth of Mr. Hill's son, congratulations to the family, he will be on temporary leave until Apr. 7th. Mr. Hill has appointed Colby Phillips to be the temporary GM until his return. Today Mary Bosack & Brian Townsend will present GM report, Mr. Herrick will present the capital purchases and Doug's motion for RFI.

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

**General Manager's Report – Mary Bosack on behalf of Brett Hill (attached)**

Mumford's Landing Financials

Golf Financials

Golf Clubhouse Project

Golf Course update

Clubhouse Bridge 90% complete, end of April is the target date for completion.

Ocean Pkwy. Bridge- May is the target date for completion.

Manklin Playground- should be complete by end of April, beginning of May.

Mumford Playground- Pirate ship was delivered this week, should be open in a couple weeks.

BC- project is still on target to be complete for the Mothers' Day brunch.

**Public Comments- None**

### **Capital Purchases Requests-**

Mumford's Landing Pergola- Mr. Herrick moved to accept the recommendation, Mr. Stevens seconded, Ms. Supik amended the motion not to exceed the \$18,000 Budgeted amount, 3 in favor (Supik, Herrick and Stevens), 2 opposed (Jacobs and Trendic).

Community Center Van- Mr. Herrick moved to accept the recommendation, Mr. Stevens seconded, 3 in favor (Herrick, Stevens and Supik), 2 opposed (Jacobs and Trendic).

Police Department Explorer- Mr. Herrick moved to accept the recommendation, Mr. Stevens seconded, all in favor.

Public Works Truck- Mr. Herrick moved to accept the recommendation, Mr. Stevens seconded, all in favor.

Golf Club Second Floor Plans- Mr. Herrick moved to accept the recommendation, Ms. Jacobs seconded, (Herrick, Jacobs, Supik and Trendic), 1 opposed (Stevens).

Police/Administration Building Floor Plans- Mr. Herrick moved to accept the recommendation, Ms. Jacobs seconded, all in favor.

Huntington Park Field Project Change Order- Mr. Herrick moved to accept the recommendation, Mr. Trendic seconded, all in favor.

Gas System Replacement- PW & Golf- Mr. Herrick moved to accept the recommendation, Ms. Supik seconded, 4 in favor (Herrick, Stevens, Supik and Trendic), 1 opposed (Jacobs).

### **CPI Violations-**

747 Ocean Parkway- Mr. Herrick 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, seek court permission to remove the trailer, Ms. Supik seconded, all in favor.

### **Old Business –**

**Motion** - I move that Resolution M-09 be amended to provide that a Board liaison is not appointed to the Search Committee. – Cheryl Jacobs- Mr. Stevens seconded, rules were suspended to allow BL&R members to comment, all in favor. Jim Trummel explained individual Resolutions can differ from C-01. Marty Clarke doesn't believe not having a liaison is keeping volunteers from the Search Committee. Ms. Jacobs asked to postpone the motion to review Mr. Herrick's suggestion of appointing a liaison to the Search Committee, if that liaison decides to run for re-election, a new liaison would then be appointed. Martin Baer, previous Chair of Search Committee, agrees with Mr. Herrick's suggestion. Mr. Herrick seconded to postpone, all in favor.

### **New Business –**

**Motion**- I move to amend Resolution M-06 with changes recommended in the attached revised version that intend to: (a) Improve transparency in the election process; (b) Clarify instructions to candidates; and (c) Provide election results as soon as ballots are counted. – Slobodan Trendic- Steve Tuttle, chair of the Election Committee, stated he supports the

posting of results immediately after the count. Jim Trummel stated the first reading is only to confirm that, not necessarily in agreement with the contents. 2 in favor, (Stevens and Trendic), 3 opposed (Herrick, Jacobs and Supik).

**Motion** - Move to draft / submit RFI to solicit options regarding network connectivity for business operations within Ocean Pines - Tom Herrick on behalf of Doug Parks- Second Ms. Supik seconded, after a brief discussion, 3 in favor (Herrick, Stevens and Supik), 2 opposed (Jacobs and Trendic).

**Appointments –**

Victor Burke – 2017 – Search

Rick Jackson- 2017 – Search

The above nominations were approved unanimously.

At 12:35 pm, Mr. Trendic 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, Mr. Herrick seconded, all in favor.

Respectfully submitted:  
Slobodan Trendic