



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Thursday, March 29, 2018  
7:00 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 36 Association members.

**Call to Order** – Doug Parks called the meeting to order at 7:00 pm with the Pledge of Allegiance.

**Approval of Agenda**

The Agenda was approved unanimously with the following changes- Mr. Trendic moved to add Virginia Sutula's appointment to the Elections Committee, Mr. Moroney seconded, all in favor. Mr. Trendic moved to add a Discussion on the Forensic Audit, Mr. Moroney seconded, all in favor. Mr. Trendic moved to change the Matt Ortt Contract Motion being presented by Ted Moroney to being presented by Doug Parks, Mr. Moroney seconded, all in favor. Mr. Moroney moved to accept the amended Agenda, Mr. Trendic seconded, all in favor.

**Approval of Minutes**

February 25, 2018 – Regular Meeting - Mr. Moroney moved to accept, Ms. Supik seconded, all in favor.

**President's Remarks – Doug Parks** – Mr. Parks stated there is a lot of Business so we should move on.

**Treasurer's Report – Pat Supik – (attached)**

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

**Public Comments**

**Capital Purchases Requests-**

Golf Sand Rake

Golf Tri-Plex Mower

Golf Trim Mower

Golf Utility Carts

Ventrac Mowers

Golf Fuel System

All requests were postponed pending more information.

**CPI Violations-**

61 Moonraker Rd. - Ms. Jacobs moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Horn seconded, all in favor.

### **Unfinished Business –**

Motion – To adjust the cost of an annual Beach Club parking pass for non-Association members to \$2800 - Doug Parks – Mr. Moroney seconded, 6 in favor (Parks, Jacobs, Supik, Horn, Herrick and Moroney) 1 abstain (Trendic).

Motion - The Board resolves to eliminate the Safe Harbor Contribution from the Ocean Pines Association, Inc. 401K Plan but also resolves to match all 3% employee contributions – Pat Supik – Mr. Moroney seconded, all in favor.

Motion - To instruct the General Manager to:

Issue a non-binding Request for Proposals before April 15, 2018, with responses due by May 15, 2018, for HOA financial management and accounting software, to include all necessary expenses, as a turnkey project, with software licensing, hardware, network infrastructure, and labor necessary to implement. Solutions should be brought to the board for discussion in the May 24, 2018 Board Meeting. – Tom Herrick – Ms. Horn seconded, 1 in favor (Herrick), 6 opposed (Parks, Jacobs, Supik, Horn, Trendic and Moroney).

Motion - To approve award of the mold remediation contract at the Yacht Club to the Root Companies at \$55,092 - Ted Moroney – Ms. Supik seconded, all in favor.

Motion - The Board hereby approves the proposed single source contract through the MD Department of Environment not to exceed \$19,000 – Ted Moroney – Mr. Trendic seconded, all in favor.

Motion - To instruct the General Manager to set the following employees' contributions percentage for OPA-offered health plans for FY 2018-19:

-10% of total health insurance premium for "single coverage" to be paid by an employee; and

-20% of total health insurance premium for "family coverage" to be paid by an employee – Slobodan Trendic – No Second

Motion - To award a contract to the Matt Ortt Companies, LLC to manage the food and beverage operations of the Yacht Club and Beach Club amenities – Doug Parks – tabled for further clarification during Closed Session.

Discussion – Forensic Audit Update – Slobodan Trendic – Mr. Trendic stated the GM and Board members are reviewing each proposal individually. A meeting is being planned to discuss the options.

### **New Business –**

Motion - To instruct the General Manager to: - Renew Association's existing contract with the Lerch, Early & Brewer firm for one more year; and - Negotiate rates for agreed services that are NOT to exceed the rates under the current contract.- Slobodan Trendic – Ms. Supik seconded, all in favor.

Motion - : To instruct the General Manager to: - Transfer previously deposited Casino Funds from the Association's Replacement Reserve to the Roads Maintenance Reserve; and - Continue to allocate Casino Funds to the Association's Roads Maintenance Reserve. - Slobodan Trendic – Mr. Moroney seconded, all in favor.

Motion - To instruct the General Manager to undertake a Community Survey by distributing the questionnaires to the Association's homeowners no later than July 2, 2018 - Slobodan Trendic – Mr. Moroney seconded, 6 in favor (Parks, Supik, Horn, Herrick, Trendic and Moroney) 1 opposed (Jacobs, who explained that she only opposed because the Board had not approved the final survey).

Motion - To instruct the General Manager to: - Conduct an independent inspection of this fishing pier before any other action is taken; - Solicit homeowners' feedback about continuing to provide this amenity; and - If determined desirable, Issue a Request for Proposals for its replacement if the fishing pier is found unsafe for usage and the total

replacement is the most cost-effective long-term solution. - Slobodan Trendic – Mr. Moroney seconded, all in favor.

Motion - To instruct the General Manager to: - Conduct an independent review of the Association's commercial insurance policies; - Recruit an independent industry expert with no previous relationship with the Association; and - Provide the Review Report and recommendations to the Board no later than July 2, 2018.- Slobodan Trendic – Mr. Moroney seconded, Ms. Supik offered an amendment, the independent review should “not to exceed \$5,000”, Mr. Moroney seconded the amendment, all in favor, all in favor of the amended Motion.

Discussion – Mediacom Contract Renewal – Slobodan Trendic – Ms. Jacobs explained the Mediacom contract will expire in June, but will continue on a month to month basis. She added, the Technology Work Group has been in discussions with Mediacom as well as Comcast and Verizon since last year. There will be a Special Meeting to present the background, current status and opportunities to the Board.

Mr. Parks requested the Board move after Adjournment into Closed Session to discuss the last item of the Matt Ortt contract, Mr. Moroney seconded, all in favor.

### **Appointments –**

Steve Habeger – Chair – Elections

Frank Daly – 1<sup>st</sup> Term – Golf

Geraldine Fasulo – 1<sup>st</sup> Term – Golf

John Noonan – 1<sup>st</sup> Term – Aquatics

Matt Groves – Chair – Recreation & Parks

Leah Fuller – 1<sup>st</sup> Term – Recreation & Parks

Tim McMullen – 3<sup>rd</sup> Term – Recreation & Parks

Jim Wahl – 2<sup>nd</sup> Term – Recreation & Parks

Virginia Sutula – 1<sup>st</sup> Term - Elections

The above nominations were approved unanimously.

At 9:28 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. Jacobs seconded, all in favor.

At 10:20 pm, the Board reconvened in Open Session.

Motion - To award a contract to the Matt Ortt Companies, LLC to manage the food and beverage operations of the Yacht Club and Beach Club amenities – Doug Parks – Ms. Jacobs seconded, all in favor.

At 10:22 pm Mr. Moroney moved to adjourn, Ms. Supik seconded, all in favor.

Respectfully submitted:  
Colette Horn, Secretary

\*Please note at the March 26, 2018 Special Meeting at 7:20 pm, Director 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 purpose: (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. Dir. Horn seconded. All in favor.