



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Thursday, May 24, 2018  
7:00 PM, Assateague Room, Community Center

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

ALSO PRESENT: John Bailey, OPA General Manager, Michelle Bennett, Executive Secretary, 4 member of the press and approximately 26 Association members.

**Call to Order** – Vice President Jacobs called the meeting to order at 7:00 pm with the Pledge of Allegiance. She announced President Parks is unable to attend the meeting but was expected to join by phone when he could.

**Approval of Agenda**

The Agenda was approved unanimously with the following changes- Vice President Jacobs moved to withdraw President Parks Motion on the Software Purchase at his request, Director Moroney seconded, all in favor. Ms. Supik moved to add the appointments of John O'Connor and Leonard Hall to the Budget & Finance Committee, Ms. Jacobs seconded, all in favor. Mr. Moroney moved to accept the amended Agenda, Ms. Supik seconded, all in favor.

**Approval of Minutes**

April 28, 2018 – Regular Meeting - Mr. Trendic moved to accept, Ms. Horn seconded, 5 in favor (Jacobs, Horn, Supik, Herrick and Trendic) 1 abstain (Moroney).

**President's Remarks – Doug Parks – None**

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

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

**Public Comments**

**Capital Purchases Requests-**

Police – Explorer

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Mr. Moroney moved to accept the Hertrich bid for both vehicles, Mr. Herrick seconded, all in favor.

**CPI Violations-**

38 Canal Rd. - Mr. Moroney 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 –**

MOTION: The board approves an increase to the FY 2017-2018 Fire Department Budget of \$165,621.00 in order to comply with OPA responsibilities under the Memorandum of Understanding (MoU) between OPA and OPVFD; the adjustments being necessary in order to properly close the FY 2017-2018 financial books. – Ted Moroney - Ms. Supik seconded, all in favor.

### **New Business –**

First Reading – Resolution C-01 – Ted Moroney

First Reading – Resolution C-03 – Ted Moroney

First Reading – Resolution C-04 – Ted Moroney

First Reading – Resolution C-05 – Ted Moroney

First Reading – Resolution C-06 – Ted Moroney

First Reading - Resolution C-08 – Ted Moroney

First Reading – Resolution C-11 – Ted Moroney

First Reading – Resolution C-13 – Ted Moroney

First Reading – Resolution C-15 – Ted Moroney

First Reading – Resolution B-08 – Colette Horn

Discussion – Joint Work Session – Ted Moroney - That the Board of Directors and the By-Laws and Resolutions Advisory Committee hold a joint work session for the specific purpose of reviewing and discussing several C Resolutions and M-09.

BACKGROUND: The By-Laws and Resolutions Advisory Committee has submitted revisions to the C resolutions controlling advisory committees. In some cases no action was taken for over a year, in other cases, further changes to other governing language has warranted additional changes to the resolutions. Given the greatest institutional knowledge of the governing documents lies with the committee; and in an effort to fully discuss the impact and desires of Board for committees that are both administrative and in some cases more operationally oriented; a joint meeting will allow a frank and open discussion and hopefully resolution.

DISCUSSION: We tend as an association to walk down the same path over and over again. It is our hope a joint meeting will set the basis for adopting policies and resolutions that do not need constant amending and can then be reviewed on a regular schedule.

#### Discussion on Leaf Drop-Off Service - Slobodan Trendic

Statement: Discussion between the Board and the general manager about his recent change to this leaf drop-off service and to explore the possibility for bringing it back.

Background: I learned about this change couple of weeks ago from few homeowners. They felt the membership was not offered an opportunity to provide any input before eliminating this popular convenience.

Mr. Bailey read his Memo to the Board stating the Public Works yard will be open for yard debris drop off on Saturday's only beginning June 2<sup>nd</sup> through November 17<sup>th</sup> or as long as funding permits.

#### Discussion on Resolution B-04, 3(b) Format - Slobodan Trendic

Statement: To recommend that the required statement and background, that accompany Directors submitted "Discussion Topic", are also included in the published Board Packet.

Background: This recommendation is based on a recent feedback from the homeowners' request for more supporting information on the proposed discussion topics in advance of the board meetings.

### **Appointments –**

Lisa Schwartz – 3<sup>rd</sup> Term – ARC – Mr. Moroney moved to accept the appointment, Mr. Trendic seconded, all in favor.

Frank Daly – 2<sup>nd</sup> Term – Strategic Planning - Mr. Trendic moved to accept the appointment, Mr. Moroney seconded, all in favor.

John O'Conner – 1 year extension – Budget & Finance – Ms. Supik moved to accept the appointment, Mr. Trendic seconded, all in favor.

Leonard Hall – 1<sup>st</sup> Term – Budget & Finance - Ms. Supik moved to accept the appointment, Ms. Horn seconded, all in favor.

President Parks joined via conference call at this point.

At 8:43 pm, Ms. Jacobs 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: (i) Discussion of matters pertaining to employees and personnel; (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. Specifically, The General Manager's evaluation and the Mediacom contract. Ms. Supik seconded, all in favor.

Respectfully submitted:  
Colette Horn, Secretary

\*Please note at the April 28, 2018 Regular Board Meeting at 1:25 pm, Mr. Parks 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: (i) Discussion of matters pertaining to employees and personnel; (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 May 2, 2018 Special Meeting at 8:07 am, Mr. Moroney moved to adjourn to closed session for discussion of issues related to employees 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, specifically discussion of General Manager's mid-year performance review. Ms. Horn seconded, all in favor.