



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Friday, July 27, 2018
10:00 AM, Assateague Room, Community Center

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

ALSO PRESENT: John Bailey, OPA General Manager, Michelle Bennett, Executive Secretary, 3 members of the press and approximately 76 Association members.

Call to Order – President Parks called the meeting to order at 10:00 am with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously with the following changes- Dr. Horn moved to add, under New Business, a Motion to approve Town Hall meetings, Mr. Parks seconded, 4 in favor (Horn, Jacobs, Moroney and Herrick), 2 opposed (Trendic and Parks). Dir. Horn moved to withdraw the Motion to Approve the Employee Handbook, Mr. Herrick seconded, all in favor. Mr. Moroney moved to accept the amended Agenda, Ms. Jacobs seconded, all in favor.

Approval of Minutes

Director Horn noted that the following motions to amend minutes were based on the need to add to Regular Meeting minutes immediately following Closed Meetings the notation regarding the closed session meetings that had been held. Failure to include these notations was the result of oversight when the minutes were originally prepared and approved by the Board.

October 27, 2017 – Regular Meeting (Amended) - Mr. Parks moved to accept, Mr. Moroney seconded, all in favor.

January 27, 2018 – Regular Meeting (Amended) - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

February 25, 2018 – Regular Meeting (Amended) - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

March 29, 2018 – Regular Meeting (Amended) - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

May 2, 2018 – Special Meeting - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

May 24, 2018 – Regular Meeting (Amended) - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

June 14, 2018 – Special Meeting - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

June 23, 2018 – Regular Meeting – Mr. Trendic moved to correct his vote to Opposed on the Closed Session Motion, Mr. Parks seconded, all in favor of the Amendment, Mr. Moroney moved to accept the Minutes as corrected, Ms. Jacobs seconded, all in favor.

July 6, 2018 – Special Meeting - Mr. Moroney moved to accept, Ms. Jacobs seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks thanked Director Jacobs and Director Herrick for their service on the Board and presented both a plaque commemorating their service.

Treasurer's Report – John Viola – (attached)

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

Public Comments

24 Association members provided comments.

Capital Purchases Requests- None

CPI Violations-

13 Capetown Rd. – Complied

279 Ocean Parkway – Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Jacobs seconded, all in favor.

Unfinished Business –

Discussion – Whitetail Sanctuary Crab Pier – Ted Moroney - TOPIC: Whitetail Sanctuary
CONCISE STATEMENT: The Board is considering replacement of the existing pier at the Whitetail Sanctuary. This is being done without full input of the owners most directly impacted by such a move and does not address fundamental community issues which must be a part of any long term solution.

BACKGROUND: The Board has been presented a partial picture of community desires regarding the pier. The Whitetail residents held a meeting on July 14, 2018 at which they presented information relevant to any decision the Board will make regarding the Sanctuary pier.

This topic is predicated on President Parks suspending, with Board approval, Robert's Rules to allow residents from the neighborhood and the community at large to interact with the Board and express their concerns and then develop an alternate plan for the sanctuary which would be presented to the new board, along with the replacement RFP, and possibly other location options so the Board can make an informed decision.

The Whitetail Sanctuary community will be presenting the Board, by close of business on July 23, 2018, additional written information for review so the Board can be read in on the issues and hopefully will adopt a plan that will allow input of all OPA owners including those directly affected and further provide the Board options prior to making any long term decision.

Motion – To Approve Final Revision of Resolution B-08 – Colette Horn – Mr. Herrick seconded, 5 in favor (Parks, Jacobs, Horn, Herrick and Moroney), 1 opposed (Trendic).

New Business –

MOTION: to accept the recommendation from the Communications Advisory Committee to set a policy for the coming year of holding three Town Hall meetings for the purpose

of updating and engaging in question and answer and discussion with the Membership on pending Board business and other topics of concern to the Membership. – Colette Horn – Ms. Jacobs seconded, 5 in favor (Parks, Jacobs, Horn, Herrick and Moroney), 1 abstain (Trendic).

Mr. Moroney moved to add the Bulkhead direction requested by Mr. Bailey, Ms. Horn seconded, 2 in favor (Moroney and Horn, 3 opposed (Parks, Herrick and Trendic), 1 abstain (Jacobs).

Appointments –

Frank Brown – 1st Term – Budget & Finance

Donna McElroy – 1st Term – Marine

Henry Dow – 1st Term – Marine

Roger West – 1st Term – Marine

John LaRue – 1st Term - Marine

The above nominations were approved unanimously.

At 12:54 pm, Mr. Moroney moved to adjourn, Mr. Trendic seconded, all in favor.

Respectfully submitted:
Colette Horn, Secretary

*Please note at the June 23, 2018 Regular Board Meeting at 12:34 pm, Mr. Parks moved to Adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel; specifically pertaining to Directors' actions related to recent resignation of Director Supik, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i). Dr. Horn seconded, 4 in favor (Parks, Jacobs, Horn and Moroney) 1 opposed (Trendic).

*Please note at the July 6, 2018 Special Board Meeting at 9:29 am, Mr. Parks moved to adjourn to closed session only for consultation with legal counsel 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: (iii) consultation with legal counsel on legal matters, specifically discussion of a pending legal action initiated by Brett Hill against the OPA Board of Directors and Director Horn. Mr. Trendic seconded, all in favor.