



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, September 8, 2018
9:00 AM, Marlin Room, Community Center

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Slobodan Trendic, Ted Moroney, Frank Daly and Esther Diller.

ALSO PRESENT: John Bailey, OPA General Manager, Michelle Bennett, Executive Secretary, 3 members of the press and approximately 31 Association members.

Call to Order – President Parks called the meeting to order at 9:00 am with the Pledge of Allegiance.

Approval of Agenda

The Agenda was approved unanimously with the following changes- Mr. Daly changed his Discussion to a Motion, Mr. Moroney seconded, 5 in favor (Parks, Tuttle, Horn, Moroney and Parks), 2 opposed (Trendic and Diller). Mr. Parks removed his Motion to Appoint Assistant Secretary.

Approval of Minutes

July 27, 2018 – Regular Meeting - Mr. Parks moved to accept, Mr. Moroney seconded, 4 in favor (Parks, Horn, Trendic and Moroney), 3 abstain (Tuttle, Daly and Diller).

President's Remarks – Doug Parks – Mr. Parks made no statement since there is a full Agenda of business.

Treasurer's Report – John Viola – (attached)

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

Public Comments

13 Association members provided comments.

Capital Purchases Requests-

Aquatics - Pool Dehumidification Unit – Ms. Horn moved to accept the recommendation, Mr. Trendic seconded, all in favor.

Aquatics – Re-coat Sports Core Pool Roof – Mr. Trendic moved to accept the recommendation, Ms. Diller seconded, all in favor.

CPI Violations-

61 Birdsnest Dr. - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Diller seconded, all in favor.

55 Capetown Rd. - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Diller seconded, all in favor.

44 Brandywine Dr. - Mr. Moroney moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Trendic seconded, all in favor.

630 Ocean Parkway – The Board deferred to legal counsel on the legality of the permit requirement.

Unfinished Business – None

New Business –

Discussion - Staging and storage costs – Bulkhead Replacement – TOPIC: Staging and storage costs – Bulkhead Replacement - Ted Moroney

CONCISE STATEMENT: OPA is soliciting bids for Bulkhead replacement/repair and identifying costs. In the event OPA elects to deny on-site storage and staging the cost will need to be assigned.

BACKGROUND: There is a question whether the restoration of S&R after practical use of the area for staging is a cost that should be borne by all owners or assigned based on the percentage of bulkheads that are private vs. owned by OPA.

Motion – Whitetail Sanctuary Crabbing Pier – Ted Moroney - MOTION: To direct the General Manager to:

1. Continue current work to complete the site survey and issue the RFP for removal of the existing Crab Pier.

2. Issue an RFP to replace the current crab pier in Whitetail Sanctuary with an observation platform.

3. Issue an RFP to replace the current floating crab pier in Whitetail Sanctuary.

4. Report to the Board no later than October 15, 2018 the options, issues, and recommendations for relocating the existing crab pier elsewhere in Ocean Pines. – Ms.

Diller seconded, Mr. Trendic offered an Amendment to 3. Upon Board's review and approval Issue an RFP to replace the current floating crab pier in Whitetail Sanctuary. Mr. Moroney seconded, all in favor of the amendment, all in favor of the amended Motion.

Motion - Update Country Club Design and Engineering Costs – Ted Moroney - MOTION:

The Board formally approves the Architect and Engineering Costs for the Country Club in the amount of \$21,856.00 for services rendered to date and authorizes up to \$8,000 for additional work through the RFP decision making process and contract negotiation. All A&E costs are funded through the Reserve Replacement Capital Fund. – Mr. Trendic seconded, all in favor.

Motion - Bulkhead Replacement Program – Ted Moroney - MOTION: To direct the General Manager to:

1. Issue an RFP by September 30, 2018 for Bulkhead repair/replacement Program that will include an option for material and equipment staging area outside of OPA so that all location choices can be properly priced and benchmarked.

2. Upon completion of the Bulkhead bidding process and entering into a contract(s) terminate any existing Bulkhead agreements and remove all remaining construction materials and equipment from OPA property, should off-site staging and storage be selected. – Mr. Trendic seconded, all in favor.

Motion - Beach Club Second-floor Renovation – Slobodan Trendic - MOTION: To direct the General Manager to:

1. Develop a desirable scope of work with help from Matt Ortt Companies;
2. Issue a Request for Proposals (RFP) for improvements to the second floor by Sept 28, 2018; and
3. Present the results and recommendations to the Board by October 20, 2018. Mr. Moroney offered an amendment changing the date for RFP to go out to October 31, 2018 and the date report is due to the Board is December 1, 2018. Mr. Daly seconded the amendment, all in favor. All in favor of the amended Motion.

Motion – Outsourcing RFP – Esther Diller - MOTION: To instruct the general manager to issue a non-binding Request for Proposals (RFP) for comprehensive turn-key HOA Management Services including the necessary IT solutions by September 30, 2018 and to present the received offers to the Board for discussion no later than December 7, 2018. – Mr. Trendic seconded. Mr. Moroney offered an amendment, To instruct the general manager to issue a non-binding Request for Proposals (RFP) for back office financial management to include necessary software, staffing options, and necessary IT support. The RFP will be prepared jointly by the General Manager and Treasurer and issued no later than October 1, 2018. The results shall be presented to the Board no later than December 1, 2018. – Mr. Tuttle seconded, 6 in favor (Parks, Tuttle, Trendic, Moroney, Diller and Daly), 1 opposed (Horn).

Motion - Improving Management and Board Accountability – Frank Daly – Mr. Moroney seconded. After some discussion, Mr. Daly moved to withdraw the Motion, Mr. Moroney seconded, all in favor of the withdraw.

Appointments –

Larry Davies – Chair – Golf

The above nomination was approved unanimously.

At 12:04 pm, Mr. Moroney moved to adjourn, Ms. Diller seconded, all in favor.

Respectfully submitted:
Colette Horn, Secretary