



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Thursday, March 24, 2016
9:00 AM, Assateague Room, Community Center

PRESENT: Pat Renaud, Cheryl Jacobs, Jack Collins, Tom Terry, and Tom Herrick. Bill Cordwell was present via conference call. Dave Stevens was absent.
ALSO PRESENT: Bob Thompson and Michelle Bennett, 2 members of the press and 28 Association members.

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

Approval of Agenda

The Agenda was approved with changes requested by Mr. Terry – remove the C-03 Motion and move Seacrets Lease Motion to the Closed Session as a contractual issue. Ms. Jacobs moved to accept with the changes, Mr. Herrick seconded, all in favor.

Approval of Minutes

February 19, 2016 - Budget Meeting- Ms. Jacobs moved to approve the minutes, Mr. Terry seconded, all in favor.

February 25, 2016 - Regular Meeting- Ms. Jacobs moved to approve the minutes, Mr. Herrick seconded, all in favor.

March 14, 2016- Special Meeting- Ms. Jacobs corrected, removal of Art Carmine as also present; remove second "there" in Mr. Reynolds comment; add at the end of the first sentence under the Discussion "while waiting for Dr. Diriker to arrive."; under Discussion 3rd line from the bottom after Dr. Diriker, add "present". Mr. Terry asked to change under Comprehensive Plan Survey, 3rd line from the bottom, the word "worked" to "segregated". Ms. Jacobs moved to approve the minutes as corrected, Mr. Terry seconded, 5 in favor (Renaud, Jacobs, Terry, Cordwell and Collins) 1 abstain (Herrick).

President's Remarks – Pat Renaud- Mr. Renaud explained Mr. Stevens is attending a funeral & Mr. Cordwell will be attending via conference call. He then thanked the Comprehensive Plan Committee for their work on the survey.

General Manager's Report

Financial Review

Golf

Yacht Club

Aquatics- Mr. Terry and Mr. Renaud thanked the team.

Projects

Manklin- Phase 1 / Phase 2

BC Bathrooms

BC Storm Damage

Bridge Repairs

DMA Reserve study- meeting is scheduled for Apr. 11 at 10 am. Board will have to decide to hold open or closed meeting.

St. Martin Project

Road Striping & tree trimming

Road Paving

WHP Bathroom

Public Comments-

June Freeman- 60 Boston Dr. - Thanked all for their time & effort on Manklin Project. She believes converting Tennis courts to pickle will enable platform to get courts as promised.

Jim Freeman-60 Boston Dr. - He wanted to clarify, he was not included in this phase concept. But believes due to cost it makes sense. He asked to do Phase 2 first so Platform gets 2 courts and convert 2 Tennis courts to Pickle.

Susan Morris - 127 Hingham Lane - Inner links- Raised platform courts are a good idea; there is a Country Club in NJ that has used courts available.

Roelof "Dutch" Oostveen- 12 Lord Guy Terrace- He commented on last week's Town Hall meeting. He stated the GM is a dictator, he has to go.

Slobodan Trendic- 20 Drawbridge Rd. - suggested using a project dashboard for current updates. Converting a couple tennis courts to pickle courts makes good business sense. Should consider outsourcing management as Mr. Herrick presented 2 months ago.

John Quinn- 17 Dawn Isle- As a property manager himself, he believes communications is an issue & frustration; OPA needs to enforce contracts; thank you for your time.

Don Smith- contractor / estimator- The Board suspended the rules to allow Mr. Smith to speak at Mr. Steen's request. Mr. Smith has looked at the BC Bathrooms and has presented a plan. Mr. Terry suggested if Mr. Smith intends to bid on this project, he should not be presenting to the Board at this time; the RFP is in the works; this will create a conflict of interest. Mr. Smith then ended any further comments.

Larry Bohanan - 27 Castle Dr. - platform is overcrowded, not enough courts; they deserve courts.

Tracey Hofman-6 Brookton Lane- she is representing the Farmers Market; petitions were given to the BOD requesting an additional day.

Lora Pangratz- 2 Harpoon Rd. - Appreciates the time of the BOD; encourages microphone usage; asked how the Board evaluates projects with community input; in favor of Farmers Market request for an additional day; asked all to keep ADA access in mind with projects.

Capital Purchases Request-

Public Works Loader- Mr. Terry moved to accept the recommendation, Mr. Collins seconded, all in favor.

Public Works Skid Steer - Mr. Terry moved to accept the recommendation, Mr. Herrick seconded, all in favor.

Public Works F-550 Dump truck- Mr. Herrick moved to accept the recommendation, Mr. Terry seconded, all in favor.

CPI Violations- Bob Thompson-

11 Garrett Dr. - Mr. Terry moved to find owner in continuing violation and forward to legal, Mr. Herrick seconded, all in favor.

Old Business

Motion- Approve Seacrets Beach Club Lease Renewal- Tom Terry- moved to Closed Session.

Motion- Rescind Previous Pond No Mow Motion- Bill Cordwell- Motion-A motion is made to rescind an original motion made by Director Clarke on 9/27/2014 regarding "non-lethal control of non-migratory Canadian geese. Mr. Terry seconded; all in favor.

Motion- Beach Club Bath House RFP- Jack Collins- Withdrawn.

Motion- Second Reading Resolution F-01- Tom Terry- The Board of Directors accepts the revised F- 01 for a second reading and final approval. Ms. Jacobs seconded, all in favor.

Motion- Second Reading Resolution C-03- Tom Terry- Removed.

Board Approved White Horse Park Bathrooms- Cheryl Jacobs- Ms. Jacobs announced she put forth a motion and the Board voted via email to approve the project. 5 Directors voted yes, 1 no and 1 abstain.

New Business- None

Pending Actions- None

Appointments – Pat Renaud

Bill Wentworth- 2nd Term- Elections

Marty Clarke- 1st Term- By-Laws & Resolutions

Mr. Collins moved to accept both appointments by acclimation, Mr. Terry seconded, all in favor.

Media Questions-

Josh Davis - asked who voted no and abstained on the White Horse Bathrooms? Ms. Jacobs answered, Stevens and Collins.

At 11:20 am Ms. Jacobs moved to adjourn to closed session for contractual / legal matters, specifically Gillis Offer and Seacrets Lease. Mr. Terry seconded, all in favor.

Respectfully submitted:
Tom Herrick, Secretary



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
Tuesday, March 29, 2016
9:00 am, Board Room, Administration Building

PRESENT: Pat Renaud, Cheryl Jacobs, Dave Stevens, Bill Cordwell, Tom Herrick, Tom Terry and Jack Collins.

ALSO PRESENT: Bob Thompson and Michelle Bennett, 2 members of the press and 8 Association members.

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

Approval of Agenda

The Agenda was approved unanimously.

President's Remarks – Pat Renaud- Mr. Renaud stated several members have other commitments so we'll try to expedite this meeting.

Public Comments-

Marty Clarke- 855 Ocean Parkway - 1 yr. & 1 month ago, the Board voted 3-2 for 4 pickle ball courts, 2 paddle ball courts, move playground, etc. for \$273,550. Most would not have voted for \$748,000.

Holden Becker- 10 Avon Ct. - \$75,000 per member for 100 person membership. This is not the time. It's a waste of time and money.

Mike Bussacca- 31 Salt Grass- He was against the \$200,000, now totally against the \$750,000.

Mike Carbone-9 Avon Ct. - sent an email but \$750K seems a lot for the benefit of 100 members. He's also concerned because there's a lot of other issues to be addressed. The general public did not have enough time to attend this rapidly called meeting.

Slobodan Trendic-20 Drawbridge Rd. - Public Comments during meetings seem to be a venting session, with no action taken by the Board. If the community does not like your actions it can be undone.

Motion- Manklin Creek Project- Tom Terry

Motion- Tom Terry- This idea was the result of the 3 Racquet sports coming together and making the recommendation, it came from the members, the Committee. This motion has nothing to do with any courts but to handle maintenance and safety issues. Motion: The Board of Directors hereby directs the General Manager to move forward with the expansion and resurfacing of the parking lot;

repair/relocation associated with the playground and community gardens, and constructing fencing as outlined in the Manklin Creek proposal presented at the regular Board Meeting on 3-24-16. With the cost for this work to be based on the bids received and not to exceed \$150,000 less the cost of the proposed construction of Pickle Ball Courts which were included in the total bid but will not be built at this time. This does not include the cost of the playground ground cover. Mr. Cordwell seconded. After a lengthy discussion, Mr. Herrick offered to amend the motion to include transformation of 2 tennis courts to pickle ball courts and erecting 2 additional platform courts, Stevens seconded the amendment. Vote on Amendment- 3 in favor (Herrick, Stevens and Collins), 4 opposed (Renaud, Jacobs, Terry and Cordwell). Vote on Original Motion- 4 in favor (Renaud, Cordwell, Terry and Jacobs), 3 opposed (Stevens, Collins and Herrick).

Motion - Manklin Creek Racquet Sports Facility- Tom Herrick

Motion: To direct the General Manager to change the current configuration of the Manklin Creek Racquet Sports Facility by:

1. Dedicating any two (2) of the current Twelve (12) tennis courts, for transformation and full time use, into pickle ball courts
2. Erecting two (2) additional Platform Tennis Courts, Stevens seconded. Mr. Terry amended the motion to replace "change" with "investigate". Mr. Herrick seconded, Vote on Amendment - 4 in favor (Renaud, Jacobs, Terry and Herrick), 3 opposed (Collins, Stevens and Cordwell). Vote on Original Motion as Amended- 6 in favor (Renaud, Jacobs, Terry, Stevens, Collins and Herrick) 1 opposed (Cordwell).

Media Questions-

Josh Davis clarified the votes on each motion.

Mr. Terry moved to adjourn at 10:04 am, Ms. Jacobs seconded, all in favor.

Respectfully submitted:
Tom Herrick, Secretary



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
Monday, April 11, 2016
10:00 am, Board Room, Administration Building

PRESENT: Pat Renaud, Cheryl Jacobs, Dave Stevens, Tom Herrick, Tom Terry and Jack Collins. Bill Cordwell was present via phone.
ALSO PRESENT: Bob Thompson and Michelle Bennett, 2 members of the press and 8 Association members.

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

Approval of Agenda

The Agenda was approved unanimously.

President's Remarks – Pat Renaud- Mr. Renaud asked everyone to keep it civil; this is an informational meeting.

Public Comments-

Ted Moroney- 17 Clipper Ct. - copy attached.

Reserve Study Discussion- Mr. Thompson introduced Doug Greene from DMA and explained the process thus far. Mr. Greene then explained the Reserve study process; he subsequently presented each study starting with the Bulkhead Reserves followed by Roads, Golf and ended with the General Reserve Study. After a brief discussion on each, Mr. Thompson asked the Board to decide the percentage at which each account should be funded.

Media Questions-

Joe Reynolds - If we consider borrowing money from a bank, the Board should review the By-Laws first.

Jeff Knepper- 1210 Carrollton Lane - The Board needs to set the percentage and then decide how to fix that gap.

John O'Connor – 2 Dogwood Place - Asked if the Board would allow input from the B & F Committee as well.

Mr. Terry moved to adjourn at 12:20 pm, Ms. Jacobs seconded, all in favor.

Respectfully submitted:
Tom Herrick, Secretary