

**Minutes of the Meeting of the  
Ocean Park Civic League  
Board & Officers  
Thursday, August 5, 2004  
Chesapeake House**

The meeting was called to order at 7:05 p.m. by president Chris Hendricks. Present at the meeting were Andrew Broyles, Jill Broome, Carol Collins, Chris Hendricks, Anne Kane, Dave Metzger, Grace Moran, Ray Myers, Bill Sykes, Stuart Terrell and John Wigmore, introducing Jill Broome as neighborhood representative for Aeries on the Bay and Ray Myers as neighborhood representative for Three Ships Landing. It was confirmed that the minutes of the June 6, 2004, Board & Officers meeting had been approved electronically and future minutes will also be reviewed and approved via e-mail.

In on-going business, Chris Hendricks reminded members of the previously promulgated advertising guidelines for the OPCL Newsletter. Carol Collins outlined anticipated contents of the upcoming issue. Of particular interest is an update on the Pleasure House Point development. Dave Metzger has been tasked with providing an update for the newsletter NLT August 20<sup>th</sup> including a zoning and variance report. Other contents will include a solicitation for volunteers to perform certain duties on behalf of the OPCL, discussed in more detail later in the meeting. Also to be included in newsletter issues would be matters requiring a vote of the general membership. Other features which merit further consideration would be contributions from a Youth Reporter and a Community Reporter covering such items as neighborhood history, wildlife and safety issues. Also to be included might be a "classified ads" section, perhaps free to paid-up members of OPCL. All members of OPCL will be invited to contribute writings of interest.

Stuart Terrell and John Wigmore expressed interest in soliciting local businesses for advertising in the newsletter. Wigmore requested a form to be used in this effort and Collins and Hendricks stated that it would be forthcoming.

Website posting is currently being handled by Carol Collins. Since she is heavily taxed by the responsibilities of the newsletter, it was suggested that possibly a volunteer should be enlisted to take on this role. At present, the administration of the Website is still being evaluated. Chris Hendricks distributed a comparison of the services and abilities of a Website maintained by a volunteer and one by Tim Solanic of CivicLeagueNews.com Inc. Hendricks requested that all Board members review the comparison and convey their recommendations forthwith.

In new business, it is strongly recommended that all e-mail correspondence use "OPCL" as the first word of the subject line. Dave Metzger then presented a brief overview of the status of Pleasure House Point, which Bill Sykes supplemented by stating that he had information that the new developers intend to propose two high-rise buildings containing 1,000 units total and perhaps a grocery store. Metzger outlined the process by which this would be presented. First, the developers would present his plans to the city planning commission and then the planning commission would review and advise and finally recommend approval to the city council. In order to involve the civic league in the process, two suggestions were made. The first effort



would be a mailing to the mayor and city council and planning commission and the second would be a resubmission of the original petitions gathered regarding the open space consideration, supplemented by the additional 400-600 signatures to be gained by canvassing Aeries, Three Ships and Chesapeake House at the very least and possibly also 3556 and Water Oaks. Hendricks pointed out that the recently received letter from the mayor provided entrée for further dialogue.

The next item of business was the proposed changes to the By-Laws. Chris Hendricks had isolated the matter of the composition of the Executive Board to include 11 members. All changes to the By-Laws will be proposed NLT the November meeting. It was anticipated that if the discussion were directed to the major issues, it would be possible to have the changes approved and incorporated even more quickly. Bill Sykes was tasked with presenting the changes at the September general membership meeting. Chris Hendricks encouraged all Board members to talk up the meeting, reminding all that enlarging the membership and energizing it is crucial to having the OPCL voice heard by city council. Use of the newsletter is encouraged.

In other new business, Chris Hendricks outlined the various positions where volunteers should be invited to participate. These positions were a Date Booking Manager to manage reservations for meetings and events; a Social Committee to coordinate party dates and places; a Door Prize Coordinator; a Local Traffic Coordinator to address road safety issues with the city; an Osprey Park Liaison volunteer; a Zoning Issues (R5R) watchdog (Dave Metzger is currently working on a report to facilitate tracking and monitoring); and back-up volunteers to attend Zoning, SDCC and SDAC meetings when Anne Kane and Dave Metzger cannot. Anne Kane has a roster of general membership upon which individuals had signed up areas of interest to them, which she will review to identify appropriate prospects.

The next major item of business was a report by Andy Broyles on the status of the Stratford Road property owned by OPCL. His committee has formed subcommittees covering five areas: 1) Municipal 2) Legal 3) Tenant Relations 4) Insurance 5) Construction. There were five options proposed for the disposition of the property. 1) Remove building 2) Repair building 3) Remodel building and change exterior appearance 4) Remodel building, change exterior appearance and raise grade 5) Build new community center building. Some code violations have been identified on the existing property. Broyles has identified three upcoming legal issues regarding the property. First, the title still needs to be recorded properly. Second, A month-to-month lease needs to be executed. Third, at the appropriate time, a notice of eviction most likely will need to be prepared. He has been in communication with an attorney, Barton Daniels, who would be willing to perform these functions in exchange for a business-card sized ad to run in the newsletter for a full year. Bill Sykes pointed out that Pioneer Title had already done the title search and that it would not take much to record the title properly. Dave Metzger pointed out that a full year's free advertising for a small matter would be excessive compensation and might invite problems with others wanting to barter services. A motion was made to check with Pioneer Title about getting the title properly recorded. Failing that, Andrew Broyles will seek to engage Barton Daniels to do the deed. Motion was carried. Anne Kane noted that OPCL should start thinking about secure storage of important documents.

Chris Hendricks also discussed raising the Board spending limit to \$500 without plenary approval as part of the by-law rewrite.

Anne Kane brought up the matter of a bill from Ned Griffith of Quik Internet for services. Apparently, OPCL Internet provider was changed, but no one told Ned Griffith, so he continued to maintain service for OPCL. He maintains that he is owed for the month he thought he was providing service for OPCL. Motion was made and carried to pay his bill.

The final item of business was a determination that special meetings would require a 16-day advance notice, as a rule. Also, Chris Hendricks pointed out the issues that need to be fast-tracked for the first meeting, specifically, the name of the newsletter, changes to the by-laws, additions to the Board and the status of the Stratford Road property.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by Grace Moran  
August 5, 2004