



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, March 20, 2021
9:00 AM, Microsoft Teams Meeting

PRESENT: Larry Perrone, Doug Parks, Frank Brown, Colette Horn, Camila Rogers, Frank Daly and Tom Janasek.

ALSO PRESENT: John Viola, General Manager

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

Approval of Agenda

Mr. Daly moved to accept the Agenda with changes, Ms. Horn seconded, all in favor of amending the Agenda. Mr. Perrone added a discussion of a handicap playground under new business, Ms. Horn the appointment of Marlene Ott, 1st term to the Communications Committee and Elaine Brady a 1-year extension on the Communications Committee, Mr. Daly will table the short-term rental motion until the April 21st Board meeting, the Board will hold a Town Hall meeting on April 17 on this subject.

Approval of Minutes

February 20, 2021 – Regular Meeting – Mr. Daly moved to accept, Ms. Horn seconded, all in favor.

March 1, 2021 - Special Meeting - Ms. Horn moved to accept, Mr. Daly seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone announced the summary investigative reports are now available to property owners. Please contact Michelle Bennett to receive an electronic copy.

GM Report – John Viola

Treasurer's Report- Doug Parks

Public Comments

Colette Horn asked everyone to subscribe to the OPA YouTube channel. We need 1000 subscribers to be able to livestream meetings.

Marie Kilian – 82 Teal Circle

Martin Quinn – 340 Ocean Parkway

???? – 150 Windjammer Road (owner – Teresa Mason)

Esther Diller – 9 Widows Watch Court

Lynn Kessler-Hiltajczuk – 36 Watertown Road

Stuart Lakernick – 9 Widows Watch Court
Wendy Subasic – 9 Sandpiper Lane
James Reddy – 7 Gatehouse Trail
Jaqueline Grein – 63 Bramblewood Drive
Edie Hardy – 1 Seagrave Lane
Michael Lombardi – 65 Wood Duck Drive
Tracy Jones – 11 Ambleside Court
Virginia Flynn – 12 Portside Court
August Flentji – 17 Driftwood Lane
Amy Kaunas – 29 Beaconhill Road
Martin Quinn – 340 Ocean Parkway
Ed Brady – 3 Clipper Court
Len Smith – 536 Yacht Club Drive
Bronce Breazeale – 104 Tail of the Fox Drive
Lisa Romersa – 41 Watertown Road
Salvatore Giordano – 5 Granby Lane
Daria Uhlig – 11 Grand Port Road
Dan Epstein – 19 Battersea Road
Rick Tarr – 21 Birdnest Drive
Nate Douty – 67 Birdnest Drive
Donna Jones – 125 Windjammer Road
Robin Spayd – 13 Breezeway Lane

Capital Purchases Requests-

Public Works / Racquet Sports – Court Crack repair – Ms. Rogers moved to accept the recommendation, Ms. Horn seconded, all in favor.

Administration - Level II Capital Reserve Study – Mr. Parks moved to accept the recommendation, Ms. Horn seconded, all in favor.

CPI Violations-

4 Raft Rd. (roof maintenance)- Ms. Rogers moved to accept the recommendation to find the homeowner in continuing violation and have Public Works hire a contractor to enter the property to clean the roof and assess the owner the cost, Mr. Daly seconded, all in favor.

19 King Richard Rd. - (roof maintenance)- Mr. Parks moved to accept the recommendation to find the homeowner in continuing violation and have Public Works hire a contractor to enter the property to clean the roof and assess the owner the cost, Ms. Horn seconded, all in favor.

9 Camelot Circle - (roof maintenance)- Ms. Rogers moved to accept the recommendation to find the homeowner in continuing violation and have Public Works hire a contractor to enter the property to clean the roof and assess the owner the cost, Mr. Daly seconded, all in favor.

Unfinished Business –

Motion to approve ARC Short Term Rental Guidelines – Frank Daly - withdrawn

New Business –

Discussion – Handicap Playground at Bainbridge Park – Larry Perrone- Board consensus is to support and pursue the information.

Discussion – Board Self-evaluation – Colette Horn

Appointments –

Yvette Tanious – 1st Term – Budget & Finance

Bob O'Malley – 1st Term – Racquet

Tom Piatti – 1st Term – Search

Andie Davis – 1st Term – Search

Andie Davis – 1st Term – Strategic Planning

Marlene Ott – 1st Term – Communications

Elaine Brady – 1 year Extension - Communications

The above nominations were approved unanimously.

At 11:53 am, Mr. Daly moved to adjourn, Ms. Horn seconded, all in favor.

Respectfully submitted:

Camila Rogers, Secretary

*Please note at the March 1, 2021 Special Meeting, Mr. Perrone moved, and Ms. Horn seconded that the Board move to Closed session for the discussion of a personnel matter at 2:05 p.m. all in favor The Board adjourned to Closed Session for the purpose of matters pertaining to consultation with counsel on legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(iii).