



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, November 2, 2019
9:00 AM, Anna Foulz Room, Community Center

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Frank Daly, Larry Perrone, Camilla Rogers and Tom Janasek.

ALSO PRESENT: John Viola, General Manager, Colby Phillips, Director of Operations, 1 member of the press and approximately 12 Association members.

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

Approval of Agenda

Mr. Daly moved to amend the Agenda by adding under New Business, Motion to rescind the Motion to issue RFP for Auditing Services, Discussion on Resolutions M-01, M-10, C-02 and M-04; Mr. Parks added a Motion to Adjourn to Closed Session; Mr. Perrone added under New Business a Motion to approve the Fisher Marine contract. Ms. Horn also moved to correct the Agenda start time to 9 am. Mr. Perrone moved to accept the amended Agenda, Mr. Daly seconded, all in favor.

Approval of Minutes

September 19, 2019 – Special Meeting - Mr. Tuttle moved to accept, Mr. Daly seconded, all in favor.

October 2, 2019 – Regular Meeting - Mr. Daly moved to accept, Mr. Tuttle seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks took note of the fact that this is the first Board Meeting held in the newly named Anna Foulz Room.

GM Report- John Viola (see attached)

Bulkheads, Drainage and Dredging Report – Colby Phillips (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

No Association members provided comments.

Capital Purchases Requests- None

CPI Violations-

31 Sundial Circle – Ms. Rogers moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Daly seconded, all in favor.

60 Nottingham Lane – Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Perrone seconded, all in favor.

9 Dove Lane - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

37 Driftwood Lane - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

74 White Horse Drive - Mr. Perrone moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Daly seconded, all in favor.

Unfinished Business –

Second Reading - To amend Resolution F-03 – Larry Perrone - Ms. Horn seconded, 6 in favor (Parks, Horn, Daly, Rogers, Perrone and Janasek) 1 opposed (Tuttle).

Second Reading – Motion to accept proposed Changes to Resolution M-02 - Frank Daly – Mr. Tuttle seconded, all in favor.

New Business –

Motion to approve Fisher Marine Contract - Larry Perrone – Mr. Daly seconded, all in favor

Motion to rescind Motion to issue an RFP for Auditing Services to be issued in FY 19/20 – Frank Daly – Mr. Perrone seconded, all in Favor.

Proposed Topic for Discussion: Resolutions M-01, M-10, C-02 and M-04 feedback from Bylaws and Resolutions Committee - Frank Daly.

Appointments –

Jeff Knepper – 1st Term – By-Laws & Resolutions

Gary Miller – 2nd Term – Clubs

The above nominations were approved unanimously.

At 10:31am Mr. Parks moved to adjourn to Closed Session for the purpose of discussion of matters pertaining to employees and personnel in accordance with Maryland HOA Act Section 11B-111 (4)(i). Mr. Daly seconded, all in favor.

At 11:13 am Mr. Daly moved to re-open the Regular meeting, Mr. Tuttle seconded, all in favor.

Mr. Parks re-opened the Regular Meeting at 11:13 a.m.

At 11:14 am Mr. Parks moved to adjourn the Regular Meeting, Ms. Rogers seconded, all in favor.

*Please note at a October 2, 2019 Regular Board Meeting, Ms. Horn moved adjourn to closed session for the purpose of discussion of the terms or conditions of a business transaction in the negotiation stage in which the disclosure could adversely affect the economic interests of the homeowner's association, specifically pertaining to contracting for staging area for the Bulkhead Program, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(vi); and for the discussion of matters pertaining to employees and personnel specifically pertaining to extension of the General Manager's contract, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i); Mr. Tuttle seconded, all in favor.