



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, December 4, 2019
7:00 Pm Assateague Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, Steve Phillips, Director of Finance and Operational Logistics, 1 member of the press and approximately 7 Association members.

Call to Order – Doug Parks called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Approval of Agenda

Ms. Rogers moved to amend the Agenda by adding under New Business, First Reading of Resolution B-01; Mr. Perrone added A committee Appointment for Vanessa Alban to the Recreation & Parks Committee. Mr. Tuttle seconded, all in favor.

Approval of Minutes

November 2, 2019 – Regular Meeting - Ms. Rogers moved to accept, Mr. Daly seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks stated the Comcast Town Hall last night went very well. The video is on the website for members to view.

GM Report- John Viola (see attached)

Proposed Budget & NorthStar Update – Steve Phillips (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

1 Association member provided comments.

Capital Purchases Requests-

Golf – Top Dresser & Pro Gator – Mr. Janasek moved to authorize the purchase from Finch Services, Inc. for \$31, 444.90, Mr. Perrone seconded, all in favor.

Golf – Cart Path Repair - Mr. Perrone moved to authorize the repairs from Chesapeake Paving for \$39,980, Ms. Horn seconded, all in favor.

Aquatics – Rubaroc replacement for Splash Pad & Mumford's Landing pool – Mr. Tuttle moved to authorize the repairs from Rubaroc for \$31,805, Mr. Perrone seconded, all in favor.

Bulkheads – Wood Duck II Mallard Dr. West – Ms. Rogers moved to authorize the repairs of \$140,535.00 from McGinty for lots 2,4,6 & 8, Mr. Perrone seconded, all in favor.

Bulkheads – Wood Duck I/Ocean Pkwy. OPA Parcels – Mr. Perrone moved to authorize the repairs of \$325,335.00 from Fisher Marine for Ocean Parkway (OPA Owned), Ms. Horn seconded, all in favor.

P/R & Marketing – Community Center Audio system - Mr. Perrone moved to authorize the equipment purchase of \$16,788.15 from Mid-South Audio. Ms. Horn seconded, all in favor.

CPI Violations- None

Unfinished Business – None

New Business –

Motion - To approve the Employment Contract for the General Manager – Doug Parks – Ms. Rogers seconded, all in favor.

Proposed Topic for Discussion - Orientation to new Advisory Committee Chairs and Liaisons – Colette Horn

First Reading of Resolution B-01 amendment– Ms. Rogers – Ms. Horn seconded, all in favor of accepting first reading.

Appointments –

Donna Hickey – 3rd Term – Clubs

Susan Holt – 1st Term – Recreation & Parks

Vanessa Alban – 1st Term – Recreation & Parks

The above nominations were approved unanimously.

At 8:05 pm Mr. Janasek moved to adjourn the meeting, Mr. Tuttle seconded, all in favor.

*Please note at a November 2, 2019 Regular Board Meeting, Mr. Parks moved 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.