



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Wednesday, February 23, 2022  
11:00 a.m., Board Room

PRESENT: Colette Horn, Frank Daly, Larry Perrone, Josette Wheatley, Rick Farr, Doug Parks, and Amy Peck.

ALSO PRESENT: John Viola (General Manager), Steve Phillips (Director of Finance), 15 Association members, and approximately 29 attendees through Microsoft Teams.

**Call to Order** – Colette Horn called the meeting to order at 11:00 a.m. with the Pledge of Allegiance.

**Approval of Agenda**

Mr. Perrone moved to amend the agenda, Mr. Daly seconded. Mr. Perrone added a motion for the approval of the interest rate for delinquent fees to be discussed after the motion for the approval of the budget. Mr. Daly moved to accept the amended agenda, Mr. Parks seconded, all in favor.

**Approval of Minutes**

January 22, 2022 – Regular Meeting - Mr. Parks moved to accept, Mr. Daly seconded, all in favor.

February 7, 2022 – Special Meeting – Dr. Horn moved to amend the minutes for clarification on page 5, for By-Laws Section 6.03 to include the language that the registration form would only apply if the motion is approved by referendum. Mr. Perrone moved to accept, Mr. Parks seconded, all in favor.

**President's Remarks – Colette Horn** – Dr. Horn noted that the proposed budget being presented today marks the second time in Ocean Pines history that the assessments will be decreasing.

She noted that the Microsoft Teams chat function will only be allowed for public comments.

**GM Report – John Viola (attached)**

**Treasurer's Report – Presented by Steve Phillips on behalf of Larry Perrone (attached)**

**Public Comments**

Joe Reynolds – 84 Watertown Road  
Dutch Oostveen – 12 Lord Guy Terrace  
Joe Wilkinson – 864 Ocean Parkway  
Paula Gray – 88 Windjammer Road  
Frank Budzinski – 64 Nottingham Lane  
Patti Stevens – 171 Nottingham Lane  
Debbie Bloom – 65 Martinique Circle  
Mark Thomas – 1132 Ocean Parkway

## **Capital Purchases Requests – None**

## **CPI Violations – None**

## **Unfinished Business –**

Discussion – Second Reading – Resolution M-09 – Colette Horn  
Withdrawn from the agenda for further consideration

Discussion – Second Reading – Resolution M-09, Attachment B – Colette Horn  
Withdrawn from the agenda for revisions, will be reviewed at the March 23, 2022 meeting

## **New Business –**

Motion to approve the FY 2022-2023 Fiscal Budget – Larry Perrone

Mr. Perrone moved to approve, Mr. Daly seconded, all in favor.

Motion to approve a 6% interest rate for delinquent fees – Larry Perrone

Mr. Perrone moved to approve, Mr. Parks seconded, all in favor.

Discussion – Recreation and Parks Committee AARP Grant Application – Rick Farr

Mr. Daly moved to amend agenda to allow for a motion for the grant application, Mr. Perrone seconded, all in favor.

Mr. Farr moved to submit the grant application, Mr. Parks seconded, all in favor.

Resolutions to change the resident agent on the liquor licenses for OPA – Colette Horn

Motion to have the General Manager review the financial documentation and product descriptions for an electronic voting system – Josette Wheatley

Presentation made by Carol Ludwig (attached)

After presentation, Ms. Wheatley withdrew her motion.

## **Appointments –**

Maria Campione-Lawrence – 1<sup>st</sup> Term – Aquatics Committee

Endorsed by Mr. Daly, seconded by Mr. Parks, all in favor.

Monica Rakowski – 1<sup>st</sup> Term – Aquatics Committee

Endorsed by Mr. Daly, seconded by Mr. Parks, all in favor.

Kevin Middleton – 1<sup>st</sup> Term – Architectural Review Committee

Endorsed by Mr. Farr, seconded by Mr. Daly, all in favor.

Frank Brown – 1<sup>st</sup> Term – Golf Committee

Endorsed by Mr. Daly, seconded by Mr. Perrone, all in favor.

Robert Long – 2<sup>nd</sup> Term – Golf Committee

Endorsed by Mr. Daly, seconded by Mr. Parks, all in favor.

Donald McMullen – 2<sup>nd</sup> Term – Golf Committee

Endorsed by Mr. Daly, seconded by Mr. Parks, all in favor.

Thomas Piatti – 2<sup>nd</sup> Term – Search Committee

Endorsed by Dr. Horn, seconded by Mr. Daly, all in favor.

Dr. Horn also appointed Mr. Piatti as Chair.

Andie Davis – 2<sup>nd</sup> Term – Search Committee

Endorsed by Dr. Horn, seconded by Mr. Daly, all in favor.

Frank Brown – 1<sup>st</sup> Term – Strategic Planning

Endorsed by Ms. Peck, seconded by Ms. Wheatley, all in favor.

Stuart Lakernick – 1<sup>st</sup> Term – Strategic Planning

Endorsed by Ms. Peck, seconded by Mr. Parks, Mr. Farr also in favor.

Mr. Daly, Mr. Perrone, and Ms. Wheatley opposed; Dr. Horn and Ms. Peck abstained. Appointment not approved.

Mr. Parks moved to adjourn to closed session for the purpose of discussing matters pertaining to employees and personnel, specifically pertaining to the General Manager transition as permitted by the MD Homeowner's Association Act, Section 11B-111 (a), Mr. Daly seconded, all in favor.

Dr. Horn moved to adjourn to closed session for the purpose of discussing modifications of the terms of a contract, specifically pertaining to the lifetime golf membership agreement as permitted by MD Homeowner's Association Act, Section 11B-111 (vi), Mr. Parks seconded, all in favor.

The meeting adjourned to closed session at 2:08 p.m.

Respectfully submitted:  
Josette Wheatley, Secretary