



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Wednesday, May 25, 2022  
11:00 a.m., Clubhouse Meeting Room

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

ABSENT (EXCUSED ABSENCE): Larry Perrone.

ALSO PRESENT: John Viola (General Manager), 14 Association members, and approximately 14 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. Parks moved to accept the agenda, Mr. Farr seconded, all in favor.

The agenda was amended to include the additional purchase request for mailboxes and pedestals. Mr. Daly moved to accept the amended agenda, Mr. Parks seconded, all in favor.

**E-mail Votes – Rick Farr –**

Mr. Farr presented both motions regarding the approval of the CIPP Liners for Drainage, which were then read by Mr. Daly, that were approved unanimously by the Board through email votes.

**Approval of Minutes**

Ms. Daly moved to accept the minutes from the April 20, 2022 Regular Meeting, Mr. Parks seconded, all in favor.

Mr. Parks moved to accept the minutes from the April 22, 2022 Special Meeting, Ms. Peck seconded, all in favor.

Mr. Daly moved to accept the minutes from the May 13, 2022 Special Meeting, Ms. Peck seconded, all in favor.

**President's Remarks – Colette Horn –**

Dr. Horn announced that all 28 by-law changes have passed. She thanked the Elections Committee, staff, By-Laws Committee, and the Board for their work.

Recently the candidates were announced for the election. Upon checking with the Ocean Pines Attorney, he noted that it was considered a “best practice” to list the candidates alphabetically. She apologized for any controversy caused by this decision.

**GM Report – John Viola (attached)**

## **Treasurer's Report – None**

## **Insurance Presentation – Deeley Insurance (attached)**

## **Public Comments**

Paula Gray – 88 Windjammer Road

## **Purchases Requests**

Public Works – Installation of Culvert Pipes for Bainbridge Project:

For Beaconhill Road pipes – Mr. Daly moved to accept the recommendation, Mr. Parks seconded, all in favor.

For Pinehurst Road pipes – Mr. Parks moved to accept the recommendation, Mr. Daly seconded, all in favor.

For Sandyhook Road pipes – Mr. Parks moved to accept the recommendation, Mr. Daly seconded, all in favor.

Public Works – Mailbox Cluster Box Units and Replacement Pedestals – Mr. Daly moved to accept the recommendation, Mr. Parks seconded, all in favor.

## **CPI Violations – None**

## **Unfinished Business – None**

## **New Business –**

Motion to amend the current application and process for tree removal – Rick Farr  
Mr. Parks seconded.

Discussion: Robert Rules was suspended to allow John Dilworth, ARC Chair, to speak. A question was raised by Mr. Daly on why the form would require notarization. Mr. Dilworth replied to involve owners in the tree removal process and make owners accountable for applying for the permit. Mr. Parks suggested in lieu of notarizing that owners can sign the form in view of staff. He also suggested that this change be communicated with the tree companies.

Mr. Farr amended the motion to allow for form to be signed in person and, if not in person, would require to be notarized and sent in.

Mr. Parks moved to accept the changes to the tree removal application and process as amended, Mr. Farr seconded, all in favor.

Motion to declare the existence of open violations in legal and suspend voting rights and the use of Association Amenities – Rick Farr  
Ms. Wheatley seconded.

Discussion: Robert Rules was suspended to allow John Dilworth to speak. Ms. Peck raised a question on how the accounts will be flagged so they cannot purchase amenities or vote. Response was given that a minimal charge can be put against the account in Northstar, but the process would be verified with

the Assessment/Membership supervisor prior to implementation. Mr. Daly commented that all legal violations should be included.

All were in favor.

Resident geese population control – Doug Parks

Discussion: Robert Rules was suspended to allow the Environmental Committee to make a presentation on ornamental grasses/plantings to deter geese (attached). Mr. Daly noted that a schedule and cost estimate needs to be provided for consideration. Dr. Horn questioned the maintenance of the grasses and as researched, the grasses/plantings would only need to be maintained once a year.

**Appointments –**

Beth Gismondi – 1<sup>st</sup> Term – Architectural Review Committee

Mr. Daly moved to accept the appointment, Ms. Wheatley seconded, all in favor.

Thomas Fraser – 1<sup>st</sup> Term – Recreation and Parks Committee

Mr. Daly moved to accept the appointment, Ms. Peck seconded, all in favor.

**Adjournment –**

Mr. Daly moved to adjourn the meeting, Mr. Farr seconded, all in favor.

The meeting adjourned at 12:54 p.m.

Respectfully submitted:  
Rick Farr, Secretary