



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
AGENDA
10 am, Tuesday, September 7, 2021
ASSATEAGUE ROOM, COMMUNITY CENTER

Call to Order – Larry Perrone- President

Pledge of Allegiance – all

Approval of Agenda – Board

President's Remarks – Larry Perrone

Public Comments

Motion to go into closed session - Larry Perrone

Adjourn



OCEAN PINES ASSOCIATION, INC.
MOTION TO ADJOURN TO
CLOSED SESSION

At a meeting of the Board of Directors of Ocean Pines Association, Inc., held on this 7th day of September 2021 at 3:00PM in the Assateague Room the Board voted to adjourn to closed session for the purpose of discussion of sections (4)(III), specifically pertaining to consult with legal counsel on legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(iii).

Motion made by Larry Perrone. : Motion seconded by: _____

Discussion:

VOTE TO CLOSE SESSION for the above purpose only:

Director	In Favor	Opposed
Doug Parks		
Frank Brown		
Colette Horn		
Frank Daly		
Tom Janasek		
Larry Perrone		
Camilla Rogers		

As allowed by the Maryland Homeowner's Association Act, Section 11B-111(4 & 5).

- (4) A meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes:
 - (i) Discussion of matters pertaining to employees and personnel;
 - (ii) Protection of the privacy or reputation of individuals in matters not related to the homeowners association's business;
 - (iii) Consultation with legal counsel on legal matters;
 - (iv) Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters;
 - (v) Investigative proceedings concerning possible or actual criminal misconduct;
 - (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowner's association;
 - (vii) Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;
 - (viii) Discussion of individual owner assessment accounts; and
- (5) If a meeting is held in closed session under paragraph (4) of this section:
 - (i) An action may not be taken and a matter may not be discussed if it is not permitted by paragraph (4) of this section; and
 - (ii) A statement of the time, place, and purpose of a closed meeting, the record of the vote of each board or committee member by which the meeting was closed, and the authority under this section for closing a meeting shall be included in the minutes of the next meeting of the board of directors or the committee of the homeowners association.

Camilla Rogers
Secretary, Ocean Pines Association, Inc.