



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, October 2, 2019
7:00 PM, Assateague 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, Steve Phillips, Director of Finance, 4 members of the press and approximately 13 Association members.

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

Approval of Agenda

Mr. Parks moved to amend the Agenda, add Brian Reynolds & George Solyak to the Budget & Finance Committee, Ms. Horn added a Motion to adjourn to Closed session for Employees and Contract issues, Ms. Rogers seconded, all in favor. Mr. Perrone added a first reading of Resolution F-03, Mr. Daly seconded. Mr. Daly changed the Motion to rescind M-01 to a First Reading, Mr. Tuttle seconded. Mr. Tuttle withdrew his Motion on the County Rental issue, Mr. Daly seconded, all in favor. Mr. Perrone moved to accept the amended Agenda, Mr. Tuttle seconded, all in favor.

Approval of Minutes

August 14, 2019 – Special Meeting – Ms. Horn moved to accept, Mr. Tuttle seconded, all in favor.

August 14, 2019 – Organizational Meeting – Mr. Tuttle moved to accept, Mr. Perrone seconded, all in favor.

August 31, 2019 – Regular Meeting – Mr. Perrone moved to accept, Ms. Rogers seconded, all in favor.

September 10, 2019 – Special Meeting – Mr. Perrone moved to accept, Mr. Tuttle seconded, all in favor.

President's Remarks – Doug Parks – Announced there will be a Public Hearing on Bill 19-3 (Rentals) at the County Office in Snow Hill on October 15 at 11 am. Mr. Parks encouraged residents to attend. He asked everyone to have patience with the monthly financial reports as the department is training for the software upgrade. Mr. Parks also extended condolences to the family of Anna Foltz, Star Charities will be hosting a remembrance and room dedication on Oct. 24th at 3 pm.

Announcement of Email Vote/Motion – Colette Horn – (attached)

GM Report- John Viola (see attached)

Operations Report – Steve Phillips (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

5 Association members provided comments.

Capital Purchases Requests- None

CPI Violations-

34 Bridgewater Rd. – Ms. Rogers moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Perrone seconded, all in favor.

8 Juneway Lane - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Rogers seconded, all in favor.

28 Bird Nest Dr. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Rogers seconded, all in favor.

44 Brandywine Dr. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Horn seconded, all in favor.

42 Bramblewood Dr. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Horn seconded, all in favor.

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

Unfinished Business – None

New Business –

MOTION – To Rename the Marlin Room in the Community Center to the Anna Foulz Room – Doug Parks – Ms. Horn seconded, all in favor.

MOTION – I move that the Ocean Pines Board of Directors resolve to recommend to the Worcester County Commissioners that they not approve Bill 19-3, Boarding and Lodging Rentals and that further review be conducted by the Commissioners, or their representatives, in corporation with the Ocean Pines Board of Directors – Steve Tuttle – Withdrawn

DISCUSSION - Replacement of Marquee Information Signs – Colette Horn

First Reading – To Rescind Resolution M-01 – Frank Daly

First Reading – To Create Resolution M-10 – Frank Daly

First Reading – Revision of Resolution C-02 – Frank Daly

First Reading – Revision of Resolution M-04 – Frank Daly

MOTION - To Authorize Counsel to Develop the Wording and Instruments required for Ocean Pines to Obtain Legal Fees for Non-Collection Matters – Frank Daly – Mr. Janasek seconded, 3 in favor (Janasek, Daly and Jacobs), 4 opposed (Parks, Tuttle, Horn and Perrone)

First Reading - To amend Resolution F-03 – Larry Perrone

Appointments –

Ken Wolfe – Chair – Environment & Natural Assets

Morrell (Moe) Delcher – 1st Term – Strategic Planning

Brian Reynolds – 1st Term – Budget & Finance

George Solyak – 1st Term – Budget & Finance

The above nominations were approved unanimously.

At 9:38 pm, Ms. Horn moved to adjourn to closed session, Mr. Tuttle seconded, all in favor.

At 10:52 pm the Closed meeting was adjourned.

At 10:53 pm, Ms. Horn moved to adjourn the open session, Mr. Perrone seconded, all in favor.