



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, May 4, 2019  
9:00 AM, Assateague Room, Community Center

PRESENT: Steve Tuttle, Colette Horn, Frank Daly, Jeff Knepper. Doug Parks via conference call. Esther Diller absent.

ALSO PRESENT: John Viola, GM and Treasurer, Colby Phillips, Director of Operations, John Malinowski, Director of Golf, Michelle Bennett, Executive Secretary, 1 member of the press and approximately 25 Association members.

**Call to Order** – Steve Tuttle called the meeting to order at 9:00 am with the Pledge of Allegiance.

**Approval of Agenda**

Mr. Tuttle moved to amend the Agenda, Ms. Horn seconded, all in favor. Mr. Tuttle moved to move the Motion to appoint Tom Piatti after Approval of Minutes and add 54 Bramblewood to CPI violations, Mr. Daly seconded, all in favor.

**Approval of Minutes**

February 16, 2019 – Regular Meeting – Ms. Horn moved to approve with the deletion of “Agenda” in the heading, Mr. Daly seconded, all in favor.

April 6, 2019 – Regular Meeting - Mr. Daly moved to accept, Ms. Horn seconded, all in favor.

**MOTION:** Move to appoint Tom Piatti as a Director on the OPA Board. – Frank Daly – Ms. Horn seconded, all in favor.

**President's Remarks – Doug Parks** – Mr. Parks had no statement. Mr. Tuttle shared he has forwarded all comments on the roundabout to the Maryland Department of Transportation and has requested a public meeting with them in June.

**Treasurer's Report- John Viola** (see attached)

**Operations Report – John Viola, Colby Phillips and John Malinowski** (see attached)

**Public Comments**

10 Association members provided comments.

**Capital Purchases Requests-**

Recreation & Parks – White Horse Park Playground - Mr. Daly moved to accept the recommendation of the bid from River Valley Recreation for the amount of \$148,400, Mr. Knepper seconded, 5 in favor (Parks, Tuttle, Horn, Daly and Knepper), 1 abstain (Piatti).

### **CPI Violations-**

54 Bramblewood Dr. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and have Public Works enter the lot remove the trash and assess the owner the cost, Mr. Knepper seconded, all in favor.

### **Unfinished Business –**

DISCUSSION - TOPIC: Recruitment of an employee to fill the General Manager position – Colette Horn

MOTION: I move that the Ocean Pines Board of Directors approves a plan to remove the remaining structures associated with the former crabbing pier located in the White Tail Sanctuary of Ocean Pines and restores the area to a natural wetland and wooded area.

—Steve Tuttle – Ms. Horn seconded, 5 in favor (Parks, Tuttle, Horn, Daly and Knepper), 1 abstain (Piatti).

### **New Business –**

DISCUSSION TOPIC: Reporting Requirements for 2019/2020 to be presented at regular Board Meetings. – Frank Daly

MOTION: I move to appoint J. Craig Tallman, Len Smith, Keith Heins, and Paul Krieger to serve on the Design Review Committee for Ocean Pines Section 18, also known as Colonial Village Homeowners Association, Inc. I further move, that J. Craig Tallmand and Len Smith as Co-Chairs of said committee. — Doug Parks – Ms. Horn seconded, 5 in favor (Parks, Tuttle, Horn, Daly and Knepper), 1 abstain (Piatti).

Appointments –

Suzanne Auwarter – 2<sup>nd</sup> Term – Clubs

R. Lewis Furman – 2<sup>nd</sup> Term – Clubs

The above nominations were approved unanimously.

At 10:45 am Mr. Daly moved to adjourn, Mr. Knepper seconded, all in favor.

\*Please note at the April 6, 2019 Regular Board Meeting, Ms. Horn moved to adjourn to closed session for the purpose of matters pertaining to employees and personnel specifically to discuss matters related to the GM separation agreement as permitted by the MD Homeowner's Association Act, Section 11 B-111 ( 4) (i). - Mr. Daly seconded, all in favor.