



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Wednesday, July 21, 2021  
7:00 pm, Assateague Room, Community Center

PRESENT: Larry Perrone, Doug Parks, Frank Brown, Colette Horn, Frank Daly and Tom Janasek. Camila Rogers via phone conference.

ALSO PRESENT: John Viola, General Manager, Steve Phillips, Director of Finance, 2 members of the press and approximately 4 Association members.

**Call to Order** – Larry Perrone called the meeting to order at 7:00 pm with the Pledge of Allegiance.

**Approval of Agenda**

Ms. Horn moved to amend the agenda with the addition of a presentation by Bernie McGorry, co-chair of the Strategic Planning Committee after President's remarks, Mr. Daly seconded, all in favor of amending the agenda. Ms. Horn moved to accept the amended agenda, Mr. Daly seconded, all in favor.

**Approval of Minutes**

June 16, 2021 – Regular Meeting– Ms. Horn moved to accept, Mr. Parks seconded, all in favor.

**President's Remarks – Larry Perrone** – Mr. Perrone stated he had been notified by the Elections Committee Chair that the ballots are stuck in Baltimore, but we are monitoring the situation. OPA Attorney has been consulted and has suggested the Board can amend Resolution M-06 to change the Election due dates. We will keep the community updated through eblasts.

**Strategic Planning Presentation – Bernie McGorry (attached)**

**GM Report – John Viola (attached)**

**Treasurer's Report- Doug Parks (attached)**

**Public Comments**

Joe Reynolds – 84 Watertown Rd.

**Capital Purchases Requests-**

Golf - Triplex Mower - Mr. Parks moved to accept the recommendation, Mr. Brown seconded, all in favor.

Public Works - Bulkheads– Mr. Parks moved to accept the recommendation, Mr. Daly seconded, all in favor.

**CPI Violations- None**

**Unfinished Business – None**

**New Business –**

First Reading – Resolution C-06 Revisions – Colette Horn

Matt Ortt Contract – Mr. Janasek moved to accept the trigger of the 4<sup>th</sup> year of the Matt Ortt contract with the provision that their goal for the 3<sup>rd</sup> year is \$175,000 profit. Attorneys for both parties will compose as an amendment to the contract., Mr. Parks seconded, all in favor.

**Appointments –**

Mary Louise Flanagan – 1st Term – Recreation & Parks

The above nomination was approved unanimously.

At 8:07 pm, Ms. Rogers left the meeting.

At 8:13 pm Ms. Horn moved to adjourn, Mr. Parks seconded, all in favor. the meeting adjourned.

Respectfully submitted:  
Camila Rogers, Secretary