



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
Monday, June 27, 2022
3:30 p.m., Administration Board Room

PRESENT: Colette Horn, Frank Daly, Larry Perrone, Rick Farr (via Microsoft Teams), Doug Parks (via Microsoft Teams), Amy Peck, Josette Wheatley (via Microsoft Teams).

ALSO PRESENT: 10 attendees through Microsoft Teams.

Call to Order –

Dr. Horn called the meeting to order at 3:30 p.m. with the Pledge of Allegiance.

Approval of Agenda –

Mr. Daly moved to approve the agenda, Mr. Perrone seconded, all in favor.

New Business –

Second Reading of amendment to Resolution M-06 for Electronic Voting – Larry Perrone, seconded by Mr. Daly.

Discussion: Mr. Perrone noted the change was made to the storage of documents “as otherwise required”. He added that information was received regarding recounts, and if needed the company charges around \$150 per hour.

The motion passed 7-0.

Motion to contract with Vote HOA for the upcoming Board of Directors Election process – Larry Perrone, seconded by Mr. Daly.

The motion passed 7-0.

Second Reading of amendment to Resolution B-03 for Meetings of Association Members (Hybrid) – Colette Horn, seconded by Mr. Daly.

Discussion: Dr. Horn noted the virtual option was removed from the first reading but the hybrid virtual option for meetings remains.

Mr. Perrone commented that he cannot support the amendment as to how to control who is eligible to be on the meeting, who can vote, and how to determine a quorum need to be addressed.

Mr. Parks noted that at last week's meeting, it was questioned on how to determine a quorum. Roberts Rules was suspended to allow Carol Ludwig, Elections Committee Chair, to speak. Ms. Ludwig replied that the Elections Committee will require participants to register 48 hours in advance with their drivers license and address, which is the same process as those attending in person, however those attending virtually will received a link. Mr. Daly questioned where that wording is in the Resolution. Dr. Horn responded that

the registration of participants is part of the Election Committee procedures. Mr. Perrone disagreed, noting that it should be part of this Resolution.

Mr. Perrone moved to table the motion, Mr. Daly seconded, all in favor.

Dr. Horn suggested that instead of the 48 hours registration in advance, a station can be set up at the Annual Meeting to register virtual guests only. Mr. Daly noted that he is in favor of anything hybrid to increase attendance but would like I.T. to test prior to implementation. Mr. Parks agreed, noting that a quorum can be reached using the hybrid function, but a process is needed on how to do it. Mr. Parks, Ms. Ludwig, Mr. Davis (Public Relations), and Mr. Calabrese (I.T.) work together on the testing and rewording of the Resolution. Since a decision needs to be made fairly quickly, an email vote of the Board will take place by the end of this week.

Motion to go into closed session for the purpose of consulting with OPA Counsel; specifically pertaining to the Janasek v. OPA matter as permitted by the MD Homeowner's Association Act, Section 11B-111(iii) – Colette Horn

Mr. Daly seconded, all in favor.

Motion to go into closed session for the purpose of discussing matters pertaining to employees and personnel; specifically pertaining to the GM position as permitted by the MD Homeowner's Association Act, Section 11B-111(i) – Colette Horn

Mr. Daly seconded, all in favor.

Amendment of Agenda –

Mr. Perrone moved to amend the agenda to include Public Comments, Mr. Daly seconded, all in favor.

Public Comments – None

Adjournment to Closed Session –

At 4:04 p.m., the meeting adjourned to closed session.