



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, October 17, 2020
9:00 am, Assateague Room, Community Center

PRESENT: Larry Perrone, Doug Parks, Steve Tuttle, Colette Horn, Camila Rogers, Frank Daly and Tom Janasek.

ALSO PRESENT: John Viola, General Manager, 1 member of the press and approximately 12 Association members.

Call to Order – Larry Perrone called the meeting to order at 9:00 am with the Pledge of Allegiance.

Approval of Agenda

Mr. Parks moved to accept the Agenda, Mr. Tuttle seconded, all in favor.

Approval of Minutes

September 9, 2020 – Regular Meeting - Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

September 29, 2020 – Special Meeting – Mr. Tuttle moved to accept, Ms. Horn seconded, all in favor.

September 29, 2020 – Closed Meeting – Mr. Parks moved to accept, Ms. Horn seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone introduced Bobbi Sample from Ocean Downs; she will be presenting information regarding the Casino overlay request.

Announcement of Email Votes/Motions – Camilla Rogers/Colette Horn

Ocean Downs Casino Presentation – Bobbi Sample (see attached) in a show of support all members of the Board raised their hand.

GM Report- John Viola (see attached)

Treasurer's Report- Doug Parks (see attached)

Public Comments

Dick Neiman – 45 Wood Duck

Dutch Oostveen – 12 Lord Guy

Steve Tuttle – 40 Burr Hill

Capital Purchases Requests- None

Unfinished Business –

Second Reading – Resolution F-03 – Doug Parks – Mr. Tuttle seconded, all in favor.

New Business –

First Reading – Resolution C-14 – Camilla Rogers

Budget & Finance 2020/21 Budget Guidance (attached) – Dick Keiling

Discussion – Rt. 589 Traffic Study – Larry Perrone

Appointments –

Martin Clarke – 3rd Term - E&NA

William Lahner – 1st Term – Golf

The above nominations were approved unanimously.

At 10:53 am, Mr. Daly moved to adjourn, Mr. Parks seconded, all in favor.

Respectfully submitted:

Camila Rogers, Secretary

*Please note at the September 9, 2020 Regular Board meeting - Mr. Parks moved to adjourn to Closed Session for the purpose of discussing matters related to board policy and the relevance to actions of board members as permitted by the MD Homeowner's Association Act, Section 11B-111(4) (ii) and (vii). –, Ms. Horn seconded, 4 in favor (Parks, Horn, Rogers and Daly), 3 opposed (Perrone, Tuttle and Janasek).

*Please note at the September 29, 2020 Special Board Meeting – Mr. Perrone moved To Adjourn to closed session for the purpose of discussion of sections (4)(I), (iii), (vi) specifically pertaining to discussion of matters pertaining to an employee, review of advice of legal counsel, consideration of the terms and conditions of a business transaction in negotiations stage if the disclosure could adversely affect the economic interests of the homeowners association) as permitted by the MD Homeowner's Association Act, Section 11B-111(4) ((I),(iii),(vi)). Larry Perrone, Ms. Horn seconded, all in favor.