



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS  
SPECIAL MEETING AGENDA

Thursday, November 10, 2022  
7:00 PM, Board Room

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OTgyYjVkyWYtMTU4Mi00Y2FjLTg2ODItYTUzNDIlyZdkZDkw%40thread.v2/0?context=%7b%22id%22%3a%22625a6322-2b2f-40fa-94f8-d7dd44d78153%22%2c%22oid%22%3a%225fa869f5-01ad-476a-9570-540fe1ce4736%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTgyYjVkyWYtMTU4Mi00Y2FjLTg2ODItYTUzNDIlyZdkZDkw%40thread.v2/0?context=%7b%22id%22%3a%22625a6322-2b2f-40fa-94f8-d7dd44d78153%22%2c%22oid%22%3a%225fa869f5-01ad-476a-9570-540fe1ce4736%22%7d)

Call to Order – Doug Parks, President

Pledge of Allegiance

Approval of Agenda

Public Comments –

*Members wishing to make comments must state their name and address. The order for comments will be members in attendance in-person, followed by members attending via MS Teams. Members attending via MS Teams can use the “raise hand” function to be recognized for making a public comment.*

New Business –

Motion to go into closed session for the purpose of consultation with legal counsel on legal matters; specifically pertaining to the Janasek lawsuit – Doug Parks

Adjournment



**OCEAN PINES ASSOCIATION, INC.  
MOTION TO ADJOURN TO  
CLOSED SESSION**

At a Special meeting of the Board of Directors of Ocean Pines Association, Inc., held on this 10th day of November, 2022, at 7:00 p.m. in the Board Room of the Administration Building, the Board voted to adjourn to closed session for the purpose of consulting with legal counsel on legal matters; specifically pertaining to the Janasek lawsuit as permitted by the MD Homeowner's Association Act, Section 11B-111(iii).

Motion made by: Doug Parks. Motion seconded by: \_\_\_\_\_

**Discussion:**

**VOTE TO CLOSE SESSION for the above purpose only:**

<b>Director</b>	<b>In Favor</b>	<b>Opposed</b>
Doug Parks		
Rick Farr		
Monica Rakowski		
Stuart Lakernick		
Colette Horn		
Frank Daly		
Steve Jacobs		

As allowed by the Maryland Homeowner's Association Act, Section 11B-111(4 & 5).

- (4) A meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes:
- (i) Discussion of matters pertaining to employees and personnel;
  - (ii) Protection of the privacy or reputation of individuals in matters not related to the homeowners association's business;
  - (iii) Consultation with legal counsel on legal matters;
  - (iv) Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters;
  - (v) Investigative proceedings concerning possible or actual criminal misconduct;
  - (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowner's association;
  - (vii) Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;
  - (viii) Discussion of individual owner assessment accounts; and
- (5) If a meeting is held in closed session under paragraph (4) of this section:
- (i) An action may not be taken and a matter may not be discussed if it is not permitted by paragraph (4) of this section; and
  - (ii) A statement of the time, place, and purpose of a closed meeting, the record of the vote of each board or committee member by which the meeting was closed, and the authority under this section for closing a meeting shall be included in the minutes of the next meeting of the board of directors or the committee of the homeowners association.

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Stuart Lakernick, Secretary, Ocean Pines Association, Inc.