

OCEAN PINES ASSOCIATION, INC. BOARD OF DIRECTORS SPECIAL MEETING AGENDA Monday, March 1, 2021 2pm Virtual

Call to Order – Larry Perrone- President

Pledge of Allegiance - all

Approval of Agenda – Board

President's Remarks – Larry Perrone

Public Comments

Motion to adjourn to closed session

Motion to waive board privilege on 2 investigation reports. Frank Daly

Adjourn



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

day of	_, 20, at _	am/pm	in the
at the			the Board voted to
adjourn to closed session for the purpo	ose of:		
; specifically			
as permitted by the MD Homeowner's	Association A	ct, Section 11	B-111 (4), ().
Motion made by:	Motior	n seconded b	y:
VOTE TO CLOSE SESSION:			
Director	In Favor	Opposed	
Doug Parks			
Frank Brown			
Colette Horn			
Frank Daly			
Larry Perrone			
Camila Rogers			
Tom Janasek			
As allowed by the Maryland Homeow (4) A meeting of the board of directors or other governing association may be held in closed session only for the following (i) Discussion of matters pertaining to employees and (ii) Protection of the privacy or reputation of individu (iii) Consultation with legal counsel on legal matters; (iv) Consultation with staff personnel, consultants, at litigation or other legal matters; (v) Investigative proceedings concerning possible or (vi) Consideration of the terms or conditions of a bus the economic interests of the homeowner's associat (vii) Compliance with a specific constitutional, statut from public disclosure; (viii) Discussion of individual owner assessment according the paragraph of the proceeding is held in closed session under paragraph.	g body of the homeo owing purposes: d personnel; als in matters not relo torneys, board member actual criminal misc iness transaction in the ion; ory, or judicially impo	owner's association of the to the homeown pers, or other persons conduct; he negotiation stage	or a committee of the homeowner's ner's association's business; s in connection with pending or potential if the disclosure could adversely affect

(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.

Secretary, Ocean Pines Association, Inc.



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

TOPIC: Release of the B-08 Investigation in the matter of Director Perrone FOR INCLUSION IN MEETING HELD ON March 1, 2021 SUBMITTED BY: Frank Daly SECOND BY:				
MOTION: To release the B-08 investigative report in the matter of the B-08 Complaint against Director Perrone dated January 28, 2021 with staff names and legal conclusions redacted.				
PURPOSE AND EFFECT: To release the investigative report developed by Lerch Early that was available to the Board for inspection to any interested Ocean Pines Homeowner with staff names and legal conclusions redacted. The release of this report will provide maximum transparency surrounding the B-08 decision.				
BACKGROUND: A B-08 complaint was recently filed and investigated regarding Director Perrone and after reviewing the results of the investigation the Board determined that no B-08 violation occurred. Subsequent to this finding the senior level employee that filed this complaint resigned. And subsequent to that resignation a request for a special meeting to remove Director Perrone as Association President has been made and seconded. This entire chain of events has had the effect of enraging some segments of the community and eroding confidence in the Board's ability to govern. It has also resulted in hundreds of messages on social media that have alternated between accusations against Director Perrone and the Board and a demand for additional information as to exactly what transpired and why. Our current rules governing B-08 preclude the Board from releasing the investigative report that detailed the events and the information available to them in making their decisions.				
MOTION OUTCOME: PASSED: FAILED:				
DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:		



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

TOPIC: Board Approval of Lerch Early Statement Regarding the Management				
FOR INCLUSION IN MEETING HELD ON: March 1, 2021				
SUBMITTED BY: Frank Daly SECO				
MOTION: To approve the Lerch Early statement regarding the Management Report dated December 7, 2020.				
PURPOSE AND EFFECT: To provide the community with the maximum amount of information available regarding the background, scope and conclusions of the December 7, 2020 Management Review authorized by the Board.				
BACKGROUND: An investigation was conducted by Lerch Early regarding a specific, credible concern that was documented to the Board on December 7, 2020. This statement provide the most information possible to the community while and strikes a balance between transparency, employee confidentiality and attorney client privilege.				
MOTION OUTCOME: PASSED: FAILED:				
DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:		
	e ,			