



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Wednesday, March 23, 2022  
11:00 a.m., Board Room

PRESENT: Colette Horn, Frank Daly, Larry Perrone, Josette Wheatley, Rick Farr, Doug Parks, and Amy Peck.

ALSO PRESENT: John Viola (General Manager), Steve Phillips (Director of Finance), 10 Association members, and approximately 22 attendees through Microsoft Teams.

**Call to Order** – Colette Horn called the meeting to order at 11:00 a.m. with the Pledge of Allegiance.

**Approval of Agenda**

Mr. Daly moved to amend the agenda, Mr. Parks seconded. Dr. Horn added a Golf Carts under Purchase Requests, and noted the last name of the Search Committee appointment is Stewart not Steward. Mr. Daly moved to accept the amended agenda, Mr. Parks seconded, all in favor.

**Approval of Minutes**

February 23, 2022 – Regular Meeting – Mr. Perrone moved to amend the minutes, Mr. Farr seconded. Mr. Perrone noted the correct voting on the appointment of Stuart Lakernick was Mr. Farr And Mr. Parks in favor, Mr. Daly, Mr. Perrone, and Ms. Wheatley opposed, and Ms. Peck and Dr. Horn abstaining.

Mr. Daly moved to accept the amended minutes, Mr. Farr seconded, all in favor.

March 12, 2022 – Town Hall – Mr. Perrone moved to amend the minutes, Mr. Daly seconded. Mr. Perrone clarified that Ms. Wheatley's absence was an excused absence.

Mr. Parks moved to accept the amended minutes, Mr. Daly seconded, all in favor.

**President's Remarks – Colette Horn** – Dr. Horn welcomed all attendees and thanked them for participating in today's meeting.

**GM Report – John Viola (attached)**

**Treasurer's Report – Larry Perrone (attached)**

**Public Comments**

Tom Piatti – 13 Chatham Court  
Louis Williams – 78 Teal Circle  
Joe Reynolds – 84 Watertown Road  
Dinah Hoffmeister – 43 Ocean Parkway  
Ken Waters – 27 Birdnest Drive

**Purchases Requests**

Public Works – North Gate Bridge Lights – Ms. Wheatley moved to accept the recommendation, Mr. Daly seconded, all in favor.

Racquet Sports – Pickleball Courts – Mr. Parks moved to accept the recommendation, Ms. Peck seconded, all in favor.

Golf – Golf Carts – Mr. Perrone moved to accept the recommendation, Ms. Wheatley seconded, all in favor.

## **CPI Violations – None**

### **Unfinished Business –**

Second Reading – Resolution M-09 – Colette Horn

Dr. Horn moved to approve the second reading of Resolution M-09, Ms. Wheatley seconded, all in favor.

Second Reading – Resolution M-09, Attachment B – Colette Horn

Dr. Horn moved to approve the second reading of Resolution M-09, Mr. Perrone seconded, all in favor.

### **New Business –**

Review of Resolution B-07 Petitions – Colette Horn

To be amended and then discussed further at the next Board Meeting.

Review of Resolution M-05 Animal Control – Colette Horn

To be updated and then discussed at the next Board Meeting.

Review of Resolution M-07 Bulkhead and Waterway Maintenance – Colette Horn

Dr. Horn requested Mr. Parks, the liaison for the Marine Advisory Committee, to have the Committee review and amend.

Review of OPA Mission and Vision Statement – Colette Horn

Strategic Planning Committee to develop an updated mission and vision statement.

Discussion on Social Media Policy – Doug Parks

Dr. Horn requested Ms. Parks to lead the revisions after Counsel is contacted for input on code of conduct/proposal, and after the review of Mr. Farr's proposed policy.

Discussion on Tree Removal Policy – Rick Farr

Dr. Horn suggested the Architectural Review Committee revise and return with one option for recommendation.

Discussion on HB 882 – Doug Parks

The Board agreed not to send a letter of support regarding HB 882.

Motion for Mailbox Investigation and Field Test – Josette Wheatley

Mr. Daly seconded, 1 in favor (Wheatley), 6 opposed (Horn, Daly, Perrone, Farr, Parks, Peck).

Motion for Intersection Lighting Test – Frank Daly

Ms. Wheatley seconded.

Mr. Daly withdrew the motion.

Motion for Revision to Owner of Record Referendum Question – Colette Horn

Mr. Perrone seconded, 6 in favor (Horn, Daly, Wheatley, Perrone, Farr, Peck), 1 abstained (Parks).

Motion for Revision to Candidate Eligibility Referendum Question – Colette Horn

Mr. Perrone seconded, 6 in favor (Horn, Daly, Perrone, Parks, Peck, Wheatley), 1 opposed (Farr).

Motion for Revision of Bylaws Section 5.02(a) Employee – Colette Horn

Ms. Wheatley seconded, all in favor.

**Appointments –**

Sherrie Clifford – 1<sup>st</sup> Term – Search Committee

Endorsed by Dr. Horn, all in favor.

Stuart Lakernick – 1<sup>st</sup> Term – Search Committee

Not endorsed by Dr. Horn. Appointment not approved.

Michelle Stewart – 1<sup>st</sup> Term – Search Committee

Endorsed by Dr. Horn, all in favor.

Vicki Eckenrode – 1<sup>st</sup> Term – Strategic Planning Committee

Endorsed by Ms. Peck, all in favor.

**Adjournment –**

Mr. Perrone moved to adjourn the meeting, Ms. Wheatley seconded, all in favor.

The meeting adjourned at 2:02 p.m.

Respectfully submitted:

Josette Wheatley, Secretary