



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
AGENDA

Wednesday, June 3, 2020
7 PM, Microsoft Team Virtual Meeting

Call to Order – Doug Parks, President

Pledge of Allegiance – All

Approval of Agenda – Board

Approval of Minutes

May 2, 2020 – Regular Meeting

May 12, 2020 – Special Meeting

May 12, 2020 – Closed Meeting

May 18, 2020 – Special Meeting

May 18, 2020 – Closed Meeting

President's Remarks – Doug Parks, President

GM Report – John Viola

Treasurer's Report- Larry Perrone

Public Comments

Capital Purchases Requests – None

CPI Violations- None

Unfinished Business – None

New Business – None

Appointments –

Frank Biancaniello – 2nd Term - Golf

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, May 2, 2020
9 AM, Microsoft Team Virtual Meeting

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

ALSO PRESENT: John Viola, General Manager.

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

Approval of Agenda

Mr. Parks asked for a Motion to amend the Agenda, Mr. Daly so moved, Mr. Janasek seconded. Mr. Parks added under New Business, a Motion to accept the approved PPP loan; Mr. Perrone added under New Business, a Motion to change to 401K Plan trustee; Mr. Parks added 4 Committee applications, Frank moved to accept the amended Agenda, Ms. Horn seconded, all in favor.

Approval of Minutes

March 7, 2020 – Closed Meeting - Mr. Perrone moved to accept, Ms. Horn seconded, all in favor.

April 1, 2020 – Regular Meeting - Mr. Tuttle moved to accept, Mr. Janasek seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks stated the Board would be discussing the PPP loan later in the meeting; he also shared that we are aware of issues surrounding the Comcast installation and they are being addressed.

GM Report- John Viola (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

Mr. Parks stated no comments or questions were received prior to the meeting. He then explained how to make a comment on the chat feature. No public comments were offered.

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business –

Second Reading – Resolution M-01 – Frank Daly – Mr. Tuttle moved to accept, Ms. Rogers seconded, all in favor.

Second Reading – Resolution C-02 – Frank Daly – Ms. Horn moved to accept, Mr. Daly seconded, all in favor.

Second Reading – Resolution M-04 – Frank Daly – Mr. Tuttle moved to accept, Mr. Janasek seconded, all in favor.

Second Reading – Resolution C-11 – Frank Daly – Mr. Perrone moved to accept with the removal of "Course" from Ocean Pines Golf Course Members Council, Ms. Horn seconded, all in favor.

New Business –

Motion - Move to accept the approved loan in conjunction with the PPP program. – Mr. Parks – Mr. Perrone seconded, all in favor.

Motion - To remove Ascensus Trust Company as Trustee of the Ocean Pines Association, Inc. 401(k) Plan, and appoint Reliance Trust Company as the Successor Trustee effective as of July 1, 2020. – Larry Perrone – Mr. Tuttle seconded, all in favor.

Appointments –

Joseph Lynch – 2nd Term – Golf

Doris Lloyd – 2nd Term – Marine

Jenny Cropper Rines – 1-year Ext. – Communications

Elaine Brady – 1-year Ext. - Communications

The above nominations were approved unanimously.

At 9:40 am, Mr. Daly moved to adjourn, Ms. Horn seconded, all in favor.

Respectfully submitted:

Camila Rogers, Secretary

*Please note at a April 1, 2020 Regular Board Meeting, Ms. Horn moved to Adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel and pertaining to individual owner assessment accounts specifically pertaining to the GM's performance review and employee performance concerns and accounts on two properties, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i) and (viii). – Colette Horn – Mr. Daly seconded, all in favor.



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
Tuesday, May 12, 2020
7:00 PM, Microsoft Team Virtual Meeting

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

ALSO PRESENT: John Viola, General Manager.

Call to Order – Doug Parks called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Approval of Agenda

Mr. Daly moved to amend the Agenda; Ms. Horn seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks stated this meeting is to discuss the PPP loan and the developing situation, we have been in constant contact with our attorney and the Bank of Ocean City. He announced we have received only 3 Board applications at the COB yesterday, the Board will have to solicit additional candidates, Steve Tuttle, as Vice President, will lead the effort. The deadline for those candidates is July.

Public Comments - None

New Business

Motion - Temporary Power of the General Manager to apply to State, Federal & County Programs while the State of Maryland is under the "Declaration of State of Emergency and Existence of Catastrophic Health Emergency –Covid 19 and its extensions. – Frank Daly – after some discussion, Mr. Daly withdrew the Motion.

Motion – To Adjourn to closed session for the purpose of 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; specifically discussion of matters pertaining to employees and personnel as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) (vi) and Section 11B-111 (4) (i).– Doug Parks – Mr. Daly seconded, after a lengthy discussion of the loan process, all were in favor of the Motion.

At 8:05 pm, Mr. Perrone moved to adjourn to Closed Session, Mr. Tuttle seconded, all in favor.

At 8:10 p.m., Mr. Parks called the Closed session meeting to Order.

At 9:33 p.m. Mr. Perrone moved to adjourn the Closed Session, Dr. Horn seconded, all in favor.

Respectfully submitted:
Camila Rogers, Secretary



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
Monday, May 18, 2020
1:00 PM, Microsoft Team Virtual Meeting

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

ALSO PRESENT: John Viola, General Manager.

Call to Order – Doug Parks called the meeting to order at 1:00 pm with the Pledge of Allegiance.

Approval of Agenda

Mr. Daly moved to accept the Agenda; Ms. Horn seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks reminded everyone to participate in the 2020 Census as it helps with local funding benefits.

Public Comments - None

New Business

Motion – To Adjourn to closed session for the purpose of 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; specifically discussion of matters pertaining to the Seacrets parking lot lease as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) (vi). – Doug Parks – Mr. Daly seconded, all in favor.

At 1:05 pm, the meeting adjourned to Closed Session.

At 2:05 pm, Mr. Perrone moved to adjourn to Open Session, Ms. Horn seconded, all in favor.

At 2:07 pm, Mr. Daly moved to adjourn the meeting, Mr. Perrone seconded, all in favor.

Respectfully submitted:
Camila Rogers, Secretary

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: Frank Biancaniello

2. Address: 269 Windjammer Road

3. Email: frankbo1@verizon.net

4. Telephone: 410-600-0420 Property Owner for 16 (years)

5. Committee in which you would like to be involved:

<input type="checkbox"/> Aquatics	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Architectural Review	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Budget & Finance	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> By-Laws & Resolutions	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Clubs	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Elections	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Environment & Natural Assets	Re-Appointment	<input type="checkbox"/>
<input checked="" type="checkbox"/> Golf	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Recreation & Parks	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Communications	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Strategic planning	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Search	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Marine Activities	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Other _____	Re-Appointment	<input type="checkbox"/>

Future Term: 1st 2nd 3rd ~ Term will expire: 12/9/21

6. Why do you want to be on this Committee? _____

7. What knowledge/input can you offer to this Committee? This will be my second term, desire to help improve golf experience and course condition 3-18-20

Signature: Frank Biancaniello Date: _____

1st Endorsement from Committee Chairperson:
 Comment: _____
 Signature: Ann L. Davis Date: 5/20/20

2nd Endorsement from Board Liaison to Committee:
 Comment: FRANK B IS A WELCOME MEMBER/ADDITION TO THE COMMITTEE.
 Signature: Paul J. Day Date: 5/19/2020

Board Action: _____ Date: _____

President's Signature _____ Date _____