



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, November 20, 2021
9 AM, Assateague Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, 2 members of the press and approximately 8 Association members.

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

Approval of Agenda

Ms. Horn moved to accept the agenda, Mr. Brown seconded, Ms. Wheatley moved to amend the agenda, adding the appointment of Carol Ludwig as Chair to the Elections Committee. Ms. Horn seconded, all in favor of the amended agenda.

Approval of Minutes

September 30, 2021 – Special Meeting – Mr. Parks moved to accept, Mr. Daly seconded, all in favor.

October 11, 2021 – Special Meeting – Mr. Parks moved to accept, Mr. Brown seconded, all in favor.

October 16, 2021 – Regular Meeting – Mr. Parks moved to accept, Ms. Horn seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone expressed thanks to Steve Habeger as Chair of the Elections Committee with the highest quality of integrity, he will be sorely missed. Mr. Perrone shared the mailbox cluster issue has been turned over to Congressman, Andy Harris' office who will work with USPS. Lastly, he added that Marty Clarke made accusations on a public forum that this Board was hiding water test results. Mr. Perrone has addressed these accusations with the Environment & Natural Assets Committee and now with the community he then explained the timeline of events surrounding the water test results.

Jenkins Point Presentation – Steve Farr, Watershed Coordinator, Maryland Coastal Bays Program – (attached)

GM Report – John Viola (attached)

Treasurer's Report- Doug Parks (attached)

Public Comments

Grant Helvey – 1443 Ocean Parkway
Dutch Oostveen – 12 Lord Guy Terrace
Vivian Koroknay – 23 Drawbridge Road

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business –

Discussion – Flight Turf Status – Amy Peck – Ms. Peck reiterated what Mr. Viola explained in his report, the cost of the turf grass was too expensive so the Committee will be researching other options concerning the geese.

Discussion – Voting for the DR change regarding Short Term Rentals – Frank Daly – Mr. Perrone formed a Board Work Group, consisting of Mr. Daly, Ms. Wheatley and himself to compose a plan.

Second Reading – Resolution C-03 – Doug Parks – Ms. Wheatley seconded, all in favor.

Second Reading – Resolution F-02 – Doug Parks – Mr. Daly seconded, 3 in favor (Parks, Peck and Daly), 4 opposed (Perrone, Horn, Brown and Wheatley), motion failed.

Second Reading – Resolution F-03 – Doug Parks - Mr. Daly seconded, 3 in favor (Parks, Peck and Daly), 4 opposed (Perrone, Horn, Brown and Wheatley), motion failed.

New Business –

Discussion – North Gate Entryway – Frank Daly – Mr. Viola will put a plan together and present to the Board.

Appointments –

Joseph Peloso – 1st Term – Elections

Jeannie Pennington – 1st Term – Elections

Anne O'Connell – 2nd Term – Environment & Natural Assets

Karen Krun Detter – 2nd Term – Environment & Natural Assets

Cheryl Jacobs – 2nd Term – Communications

John Reeves – Chair – Aquatics

Carol Ludwig – Chair - Elections

The above nominations were approved unanimously.

At 10:45 am Ms. Horn moved to adjourn to closed session for the purpose of discussing matters pertaining to employees and personnel; specifically pertaining to completion of the General Manager performance review as permitted by the MD Homeowner's Association Act, Section 11B-111(a), Mr. Daly seconded, all in favor.

Respectfully submitted:

Josette Wheatley, Secretary