



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Wednesday, April 21, 2021  
7:00 pm, Assateague Room, Community Center

PRESENT: Larry Perrone, Doug Parks, Frank Brown, Colette Horn, Camila Rogers, Frank Daly and Tom Janasek.

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 7:00 pm with the Pledge of Allegiance.

**Approval of Agenda**

Ms. Rogers moved to accept the Agenda with the following changes, Mr. Daly seconded, all in favor of amending the Agenda. Ms. Rogers added the appointment of Lora Pangratz to the By Laws & Regulations Committee, Ms. Horn added a closed session motion for Board self-evaluation, Mr. Brown added the 4<sup>th</sup> term of Larry Malone on the ARC, Ms. Horn moved to accept the amended agenda, Mr. Parks seconded, all in favor.

**Approval of Minutes**

March 20, 2021 – Regular Meeting – Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

March 26, 2021 - Special Meeting - Mr. Parks moved to accept, Ms. Horn seconded, all in favor.

**President's Remarks – Larry Perrone** – Mr. Perrone announced the “Wall That Heals” opens tomorrow with a candlelight service Friday evening at 7 pm.

**Announcement of Email Votes/Motions – Colette Horn (attached)**

**GM Report – John Viola (attached)**

**Treasurer's Report- Doug Parks (attached)**

**Public Comments**

Dutch Oostveen – 12 Lord Guy Terrace

Frank Daly – 834 Ocean Parkway

Gene Ringsdorf – 5 Macafee Court

### **Capital Purchases Requests-**

Public Works – Roof Replacement on Mumford Pool House & Shed – Mr. Parks moved to accept the recommendation, Mr. Daly seconded, all in favor.

Public Works – 2021 Secondary Road Rehabilitation – Mr. Daly moved to accept the recommendation, Ms. Rogers seconded, all in favor.

### **CPI Violations- None**

### **Unfinished Business – None**

### **New Business – None**

### **Appointments –**

Lisa Romersa – 1st Term – By-Laws & Resolutions

Lora Pangratz – 1<sup>st</sup> Term - By-Laws & Resolutions

Larry Malone – 4<sup>th</sup> Term - ARC

The above nominations were approved unanimously.

### **Motion to adjourn to Closed Session**

Adjournment to closed session for the purpose of discussion of matters pertaining to employees and personnel specifically pertaining to self-evaluation of director, officer and board performance, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i). – Colette Horn – Mr. Perrone seconded, 5 in favor (Perrone, Horn, Brown, Daly and Rogers) 2 opposed (Parks and Janasek). Ms. Horn stated, since 2 directors are no longer committed to this, she withdrew the motion.

At 7:56 pm, Mr. Daly moved to adjourn, Ms. Rogers seconded, all in favor.

Respectfully submitted:  
Camila Rogers, Secretary

\*Please note at the March 26, 2021 Special Meeting, Mr. Perrone moved, and Mr. Parks seconded that the Board move to Closed session for the discussion of a personnel matter at 11:02 a.m., all in favor. The Board adjourned to Closed Session for the purpose of discussion matters pertaining to employees and personnel specifically pertaining to an adjustment for the general manager regarding the 401-k program and to discuss the Seacrets lease renewal as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i) & (vi).