



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, February 20, 2021
9:00 AM, Microsoft Teams Meeting

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

ALSO PRESENT: John Viola, General Manager, Jeremy Tucker, Association Council.

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

Approval of Agenda

Mr. Parks moved to accept the Agenda with changes, Ms. Horn seconded, all in favor of amending the Agenda. Mr. Parks will provide an update on the Budget Approval Motion, Ms. Horn added an update from the Communications Committee to New Business, Debbie Bennington appointment of her 3rd term, Jenny Cropper-Rines 1 year extension, Cheryl Jacobs Chair on the Communications Committee and Bernie McGorry Co-Chair and Wesley Blakely 1st Term Strategic Planning Committee; Ms. Rogers added Rhett Parsons 1st Term and Chair to the Racquet Committee; Mr. Perrone moved Capital Purchases and GM Report to follow President's Remarks, Mr. Daly moved to accept the amended Agenda, Ms. Horn seconded, all in favor.

Approval of Minutes

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

January 26, 2021 – Special Meeting - Ms. Horn moved to accept, Ms. Rogers seconded, all in favor.

January 26, 2021 – Closed Meeting - Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

January 29, 2021 – Special Meeting - Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

January 29, 2021 – Closed Meeting - Ms. Horn moved to accept, Mr. Daly seconded, all in favor.

February 4, 2021 – Special Meeting - Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone introduced Jeremy Tucker, Corporate counsel. Mr. Tucker then read a prepared statement (see attached)

Capital Purchases Requests-

Public Works – Bulkhead for 2021-2022 Fiscal Year – Mr. Janasek moved to accept the recommendation, Mr. Daly seconded, all in favor.

Public Works – CIPP Liners for Drainage Pipes – Mr. Parks moved to accept the recommendation, Mr. Daly seconded, all in favor.

GM Report- John Viola (see attached)

Treasurer's Report- Doug Parks (see attached)

Public Comments

Tom Janasek – 17 Lookout Point
Jackie Kurtz – 1B Canvasback Court
Andie Davis – 3 Royal Oaks Drive
Doug Parks – 16 Sailors Way
Patty Stevens – 171 Nottingham Lane
Kathy Toth – 40 Watergreen Lane
Josette Wheatley – 36 Carriage Lane
Esther Diller – 9 Widows Watch
Marty Clarke – 855 Ocean Parkway
Frank Daly – 834 Ocean Parkway
Lisa Romersa – 40 Watertown Rd.
Janet Deutsch – 18 Sandyhook Rd.
Len Smith – 536 Yacht Club Dr.
Cristina Puig-Lugo – 51 Cresthaven Dr.
Slobodan Trendic – 20 Drawbridge Rd.
Lora Pangratz – 2 Harpoon Rd.

CPI Violations- None

Unfinished Business –

Discussion – Update on Proposed ARC Guidelines for Short Term Rentals - Frank Daly

New Business –

Motion – Establish Interest Rate for Delinquent Assessment Fees – Doug Parks, Mr. Daly seconded, all in favor.

Motion - To donate \$1000.00 to Worcester County Veterans Memorial – Larry Perrone, Mr. Parks seconded, all in favor.

Discussion – Referendum Process – Larry Perrone

Motion – To Approve Mosquito Control Contract – Larry Perrone, Mr. Daly seconded, all in favor.

Motion – To approve FY2021-2022 Fiscal Budget – Doug Parks, Mr. Daly seconded, 6 in favor (Perrone, Horn, Parks, Daly, Brown and Rogers), 1 opposed (Janasek)

Appointments –

Gail Keiling – 1st Term – Racquet
Patricia Felix – 1st Term – Racquet
Patsy Workman – 1st Term – Racquet

Susan Morris – 1st Term – Racquet
Kathryn Stone – 1st Term – Racquet
Karen Kaplan – 1st Term – Racquet
Donald Bonafede – 1st Term – Budget & Finance
Debbie Bennington – 3rd Term – Communications
Jenny Cropper-Rines – 1 year Extension – Communications
Cheryl Jacobs – Chair – Communications
Bernie McGorry – Co-Chair – Strategic Planning
Wesley Blakely – 1st Term – Strategic Planning
Rhett Parsons – 1st Term & Chair - Racquet

The above nominations were approved unanimously.

At 11:00 am, Mr. Daly moved to adjourn, Ms. Horn seconded, all in favor.

Respectfully submitted:
Camila Rogers, Secretary

*Please note at the January 26, 2021 Special Meeting, Dr Horn moved, and Mrs. Rogers seconded that the Board move to Closed session for the discussion of a personnel matter 4:05 p.m., There was unanimous approval. The Board adjourned to Closed Session for the purpose of matters pertaining to employees and personnel as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i) and consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4) (iv). All in favor.

*Please note at the January 29, 2021 Special Meeting, Dr. Horn moved, and Mr. Janasek seconded that the Board move to Closed session for the discussion of a personnel matter at 12:04 p.m. There was unanimous approval. The Board adjourned to Closed Session for the purpose of matters pertaining to employees and personnel as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i) and consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4) (iv). All in favor.