

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

Tuesday, May 12, 2020 7:00 PM, Microsoft Team Virtual Meeting

Call to Order – Doug Parks, President

Pledge of Allegiance - All

Approval of Agenda – Board

President's Remarks – Doug Parks, President

**Public Comments** 

#### **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

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

Adjournment



## OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

**DATE: May 11, 2020** 

TOPIC: 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.

FOR INCLUSION IN MEETING HELD ON May 12, 2020

SUBMITTED BY:	Frank Daly SECOND BY: _	٠,	
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MOTION: To permit the General Manager to apply to any State, Federal & County Program related to mitigating the financial or community health & welfare aspects of the Covid 19 pandemic without prior Board approval while the "Declaration of State of Emergency and Existence of Catastrophic Health Emergency —Covid 19 and its extensions are in effect providing the Board of Directors is notified of such action by email to each Director in advance of such action.

**PURPOSE AND EFFECT:** To assure timely response to programs available to the Association during the current State of Emergency.

**BACKGROUND:** During the current crisis programs have been developed by government agencies that require fast action to insure the enrollment of the Association in these programs. During these fast moving times this motion will permit the GM to act on these programs prior to a formal Board meeting providing all Directors are notified via email when such action is taken.

MOTION OUTCOME: PASSED: FAILED:					
DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:			
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# OCEAN PINES ASSOCIATION, INC. MOTION TO ADJOURN TO CLOSED SESSION

At a meeting of the Board of Directors of Ocean Pines Association, Inc., held on this 12th day of May, 2020, at 7:00 pm via Microsoft Teams virtual meeting platform the Board voted 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).

Motion made by: <u>Doug Parks</u> Motion seconded by:

### **VOTE TO CLOSE SESSION:**

Director	In Favor	Opposed
Doug Parks	,	
Steve Tuttle	•	
Colette Horn	, · · · · · · · · · · · · · · · · · · ·	
Frank Daly	1.4	
Larry Perrone		
Camila Rogers		
Tom Janasek		

As allowed by the Maryland Homeowner's Association Act, Section 11B-111(4 & 5).

(4) A meeting of the board of directors or other governing body of the homeowner's association or a committee of the homeowner's association may be held in closed session only for the following purposes:

(i) Discussion of matters pertaining to employees and personnel;

(ii) Protection of the privacy or reputation of individuals in matters not related to the homeowner's association's business;

(iii) Consultation with legal counsel on legal matters;

(iv) Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters;

(v) Investigative proceedings concerning possible or actual criminal misconduct;

- (vi) 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;
- (vii) Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;

(viii) Discussion of individual owner assessment accounts; and

- (5) If a meeting is held in closed session under paragraph (4) of this section:
  (i) An action may not be taken, and a matter may not be discussed if it is not permitted by paragraph (4) of this section; and
  - (ii) A statement of the time, place, and purpose of a closed meeting, the record of the vote of each board or committee member by which the meeting was closed, and the authority under this section for closing a meeting shall be included in the minutes of the next meeting of the board of directors or the committee of the homeowners association.

Secretary, Ocean Pines Association, Inc.