



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.
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: Doug Parks Motion seconded by:

VOTE TO CLOSE SESSION:

Director	In Favor	Opposed
Doug Parks		
Steve Tuttle		
Colette Horn		
Frank Daly		
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.