



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, June 22, 2022
11:00 a.m., Board Meeting Room

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

ABSENT (EXCUSED ABSENCE): Rick Farr.

ALSO PRESENT: John Viola (General Manager), 4 Association members, and approximately 18 attendees through Microsoft Teams.

Call to Order – Colette Horn called the meeting to order at 11:00 a.m. with the Pledge of Allegiance.

Approval of Agenda

Mr. Daly moved to accept the agenda, Ms. Peck seconded.

The agenda was amended to correct Resolution B-03 as the First Reading and the addition of the Motion to Adjourn to Closed Session. Mr. Daly moved to accept the amended agenda, Mr. Parks seconded, all in favor.

Approval of Minutes

Mr. Parks moved to accept the minutes from the May 25, 2022 Regular Meeting, Mr. Daly seconded, all in favor.

Mr. Parks moved to accept the minutes from the June 9, 2022 Special Meeting, Mr. Daly seconded, all in favor.

President's Remarks – Colette Horn –

Dr. Horn reported that the Route 90 expansion town hall was well attended, and representatives did a good job answering questions from the Ocean Pines residents. She encouraged everyone to look for the upcoming survey as well as Ocean Pines press releases regarding the expansion project.

GM Report – John Viola (attached)

Treasurer's Report – Larry Perrone (attached)

Public Comments

Joe Reynold – 84 Watertown Road
Dutch Oostveen – 12 Lord Guy Terrace

Purchases Requests

Front Deck Rough Mower – Golf Maintenance – Mr. Perrone moved to accept the recommendation, Mr. Parks seconded, all in favor.

Rough Unit – Golf Maintenance – Mr. Daly moved to accept the recommendation, Mr. Parks seconded, all in favor.

Spray Rig – Golf Maintenance – Mr. Daly moved to accept the recommendation, Mr. Parks seconded, all in favor.

CPI Violations – None

Unfinished Business – None

New Business –

Review of Resolution B-04 – Colette Horn

Discussion: Board were all in agreement to review Resolution B-04.

Review of Resolution M-01 – Colette Horn

Discussion: Dr. Horn will refer to the Architectural Review Committee for recommendations to review. Mr. Parks suggested that no additional appeal process be added to the Resolution, along with having the Architectural Review Committee confer with the Bylaws and Resolutions Committee on conformity of Resolution M-01. Ms. Peck noted that repeat offenses should be added to paragraph 2. Mr. Perrone suggested that an appeal process to the Board should be added.

Consideration in rescinding Resolution M-08 – Colette Horn

Discussion: Mr. Parks added that the Board should review the policy manual, which he will bring forth to next month's meeting.

Motion for first reading for a revision to Resolution B-03 Meetings of Association Members – Colette Horn

Discussion: Mr. Parks questioned how owners will be verified that they are up to date on payments. Roberts Rules was suspended to allow Carol Ludwig, Elections Committee Chair, to speak. Ms. Ludwig confirmed that all that register will be validated 48 hours prior to the annual meeting. Mr. Perrone commented that attendance has deteriorated since election results are now announced prior to the annual meeting. Ms. Peck suggested that the suggestion of a virtual option be stricken from the revision to the resolutions and keep the meeting as hybrid only. Mr. Parks questioned if a validation code would be needed to attend the meeting. Ocean Pines staff will review if a validation code is an option prior to the election.

Motion for first reading to amend Resolution M-06 for Electronic Voting – Larry Perrone

Discussion: Mr. Parks questioned how the process will be given out to association members. Roberts Rules was suspended to allow Carol Ludwig, Elections Committee Chair, to speak. Ms. Ludwig noted that instructions on

electronic voting will be included in the voting material mailing. Mr. Daly suggested that the member database be updated to ensure that every member has an active email address listed. Dr. Horn commented that concerns about recounts needs to be included in the amended Resolution. Mr. Parks noted that the designated location and secure container need to be addressed. In order to be included in the voting material mailing, the Board needs to review and approved the amended Resolution within the next week.

Drone video of Ocean Pines – Colette Horn

Discussion: Ms. Peck suggested that the drone video be conducted after the racquet center upgrades are completed.

Motion to adjourn to closed session for the purpose of discussing matters pertaining to employees and personnel; specifically pertaining to the GM position – Colette Horn

Dr. Horn moved to adjourn to closed session, Mr. Daly seconded, all in favor.

Motion to adjourn to closed session for the purpose of discussing legal matters - Colette Horn

Dr. Horn moved to adjourn to closed session, Mr. Daly seconded, all in favor.

Appointments –

Ron Kurtz – 1st Term – Racquet Sports Committee
Endorsed by Ms. Peck, Mr. Parks seconded, all in favor.

Adjournment – Mr. Daly moved to adjourn to closed session, Mr. Parks seconded, all in favor.

The meeting adjourned to closed session at 12:25 p.m.

Respectfully submitted:
Colette Horn, President