



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, November 18, 2020
7:00 pm, Assateague Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, 1 member of the press and approximately 1 Association member.

Call to Order – Larry Perrone called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Approval of Agenda

Mr. Parks moved to accept the Agenda, Ms. Horn seconded, all in favor.

Approval of Minutes

October 17, 2020 – Regular Meeting - Mr. Parks moved to accept, Ms. Horn seconded, all in favor.

October 21, 2020 – Special Meeting - Mr. Parks moved to accept, Ms. Horn seconded, all in favor.

October 28, 2020 – Special Meeting – Ms. Horn moved to accept, Mr. Parks seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone had no remarks.

GM Report- John Viola (see attached)

Treasurer's Report- Doug Parks (see attached)

Public Comments

Dick Neiman – 45 Wood Duck – assessment reporting suggestions

Capital Purchases Requests-

Public Works – John Deere Tractor with boom – Mr. Parks moved to accept the staff recommendation of \$150,250.28 for Atlantic Tractor. Mr. Daly seconded, all in favor.
Golf Maintenance – Rough Mower – Mr. Daly moved to accept staff Recommendation of \$66,732.30 for Turf Equipment Supply Company. Ms. Horn seconded, all in favor.

Unfinished Business – None

New Business –

Discussion – Review of By-Laws – Colette Horn – Ms. Horn suggested a work group be formed to identify issues and make recommendations to resolve. The Board agreed.

Motion – To Allow GM to finalize Trash Removal Contract – Having received 2 bids on the trash removal contract for OPA, I move the board allow General Manager Viola to continue negotiations and conclude the contract with the vendor he chooses. - Larry Perrone – Mr. Parks seconded, all in favor.

Appointments –

Ann Shockley – 1st Term – Golf

Donald Nederostek – 1st Term – Budget & Finance

The above nominations were approved unanimously.

At 7:49 pm there were 2 Motions to Adjourn to Closed Session.

Adjournment to closed session for the purpose of discussing matters pertaining to employees and personnel; specifically pertaining to the general manager's annual performance review as permitted by the MD Homeowner's Association Act, Section 11B-111(4) (i). – Colette Horn – Mr. Perrone moved to amend the motion to include (iii) Consultation with legal counsel on legal matters. Mr. Daly seconded the amendment, all in favor. Mr. Daly moved to accept the amended Motion, Mr. Parks seconded, all in favor.

And - adjourn to closed session for the purpose of discussing matters pertaining to employees and personnel; specifically pertaining to an employee complaint regarding director ethics and conduct as permitted by the MD Homeowner's Association Act, Section 11B-111(4) (i). – Larry Perrone – Mr. Parks seconded, all in favor.

Respectfully submitted:
Camila Rogers, Secretary

*Please note at the October 21, 2020 Special Board Meeting – At 7:02 am, Mr. Perrone moved to Adjourn to closed session for the purpose of discussion of sections (4)(I), (ii) Protection of the privacy or reputation of individuals in matters not related to the homeowners association's business; (vi) specifically pertaining to discussion of matters pertaining to an employee, and consideration of the terms and conditions of a business transaction in negotiations stage if the disclosure could adversely affect the economic interests of the homeowners association) as permitted by the MD Homeowner's Association Act, Section 11B-111(4)((I),(vi)). Mr. Daly seconded, all in favor.

*Please note at the October 28, 2020 Special Board Meeting – At 7:02 pm, Mr. Perrone moved to Adjourn to closed session for the purpose of discussion of sections (4)(III). specifically pertaining to consultation with legal counsel on legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(iii). Mr. Parks seconded, all in favor.