



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, September 9, 2020
7 PM, Assateague Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, 3 member of the press and 2 Association members.

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

Approval of Agenda

Mr. Perrone asked for a Motion to remove the Capital Purchase request from the Agenda, Mr. Daly so moved, Ms. Horn seconded, all in favor.

Approval of Minutes

June 23, 2020 – Special Meeting – Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

July 1, 2020 – Regular Meeting - Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

July 10, 2020 – Special Meeting - Ms. Horn moved to accept, Mr. Daly seconded, all in favor.

August 12, 2020 – Special Meeting – Mr. Daly moved to accept, Ms. Horn seconded, all in favor.

August 12, 2020 – Organization Meeting - Ms. Horn moved to accept, Ms. Rogers seconded, all in favor.

August 17, 2020 – Special Meeting – Mr. Daly moved to accept, Mr. Parks seconded, all in favor.

August 17, 2020 - Closed Meeting – Mr. Daly moved to accept, Ms. Horn seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone shared that the Casino has submitted a text amendment to the County for a zoning change. The County will be meeting on the request. This Board will also be meeting With the Casino representative and their Attorney next week.

Ocean Pines Chamber of Commerce – Kerrie Bunting – Ms. Bunting introduced herself and stated she looked forward to continuing working with Ocean Pines. If the Board knows of anything she can do to help, please contact her.

Bainbridge Project Presentation – Colby Phillips & John Viola – The Board voiced strong support for this project.

GM Report- John Viola (see attached)

Treasurer’s Report- Doug Parks (see attached)

Public Comments

Scott Richards – 141 Pinehurst

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business –

Second Reading – Resolution C-01 – Colette Horn – Mr. Parks seconded, all in favor.

New Business –

First Reading – Resolution C-05 – Tom Janasek – Mr. Janasek amended the Motion to “suspend” the Committee. Mr. Park seconded, all in favor.

Discussion – Succession Planning Update – Frank Daly

Appointments –

Rebecca Colt-Ferguson – 1st Term – Strategic Planning

Rob Keesling – 1st Term – Strategic Planning

Jennifer Cropper-Rines – 1st Term – Strategic Planning

Ann Shockley – 3rd Term – ARC

The above nominations were approved unanimously.

At 8:25 pm, Mr. Parks moved to adjourn to Closed Session for the purpose of discussing matters related to board policy and the relevance to actions of board members as permitted by the MD Homeowner’s Association Act, Section 11B-111(4)(ii) and (vii). –, Ms. Horn seconded, 4 in favor (Parks, Horn, Rogers and Daly), 3 opposed (Perrone, Tuttle and Janasek).

Respectfully submitted:
Camila Rogers, Secretary

*Please note at an August 17, 2020 Special Board Meeting – Mr. Tuttle moved to Adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel specifically related to matters pertaining to employees and personnel as permitted by the MD Homeowner’s Association Act, Section 11B-111(4)(i). Mr. Janasek seconded, all in favor.