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## **2020 OCEAN PINES ASSOCIATION ANNUAL MEETING LEGAL UPDATE**

As anticipated this year has been a little quieter on the legal front. As I spoke about last year, having undertaken the difficult work of addressing the issues of the past, the Board has continued focusing on the future. We were pleased to be able to contribute to these endeavors, including assisting with the contracts for new clubhouse and police station, renewing and expanding OPA's agreement with Matt Ortt, and adding Comcast to Ocean Pines.

I would be remiss if I did not address Covid-19. What many of you may not know is, soon after the first wave of cases were reported in Maryland, the Board, John and his team almost immediately responded, including creating a task force, creating information page on the OPA website, and assessing how Covid-19 may impact OPA operations. It is easy to say now, of course Covid-19 is a tremendous issue. But in early March, when there was only a few cases in Worcester County, it was not obvious to everyone. In many ways, Ocean Pines was at the forefront of responding to the crisis. I would like to thank the Board, the task force, John, Josh, Colby Debbie, Stephen and the rest of the team for seeking information and adapting quickly. The decisions that were made were not easy ones.

There are currently two pending cases against the Association. The first relates to claims brought by a former employee. The second relates to a petition submitted last year. Both of these cases are being defended by the Association's insurance company's appointed counsel.

The Association also took a more aggressive stance on covenant enforcement. The Association has filed several complaints in the Circuit Court, seeking court orders to compel certain Members' compliance with OPA's governing documents.

On the collection side, we continue to see the fruits of the more aggressive collection process the Board implemented several years ago. In the past year, we collected \$127,361.33. In the last 3.5 years, we collected \$857,211.64

With that, it remains an honor to represent Ocean Pines. I hope everyone has a healthy and safe year.