



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, August 31, 2019
9:00 AM, Marlin Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, Colby Phillips, Director of Operations, 2 member of the press and approximately 29 Association members.

Call to Order – Doug Parks called the meeting to order at 9:00 am with the Pledge of Allegiance.

Approval of Agenda

Mr. Parks moved to amend the Agenda, remove Violation at 110 Windjammer Rd, they have complied; Ms. Rogers seconded, all in favor. Mr. Perrone moved to add the appointment of Tom Piatti to the Budget & Finance Committee, Ms. Rogers seconded, all in favor.

Approval of Minutes

July 6, 2019 – Regular Meeting – Mr. Janasek moved to accept, Mr. Perrone seconded, 4 in favor (Parks, Tuttle, Horn and Daly) 3 abstain (Rogers, Perrone and Janasek)

President's Remarks – Doug Parks – Mr. Parks welcomed the new Board members and stated he is looking forward to working with them.

GM Report- John Viola (see attached)

Bulkheads, Drainage and Dredging Report – Colby Phillips (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

10 Association members provided comments.

Capital Purchases Requests- None

CPI Violations-

546 Ocean Parkway - Mr. Tuttle moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Rogers seconded, all in favor.

3 Bayview Court – Ms. Rogers moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

Unfinished Business – None

New Business –

MOTION: I move to direct the General Manager to establish a New Capital reserve fund to be funded as of fiscal year 2020/2021 as provided by Sect 8.03 of the Ocean Pines Association By-Laws. – Larry Perrone – Mr. Perrone withdrew his Motion.

MOTION: I move that the Ocean Pines Board of Directors presents a referendum to the Ocean Pines Association membership to have a yes or no vote on whether to change the by-laws such that the allowable single capital expenditure would be reduced from 20% of the current income from annual charges to 12% of the income from annual charges.– Steve Tuttle – Ms. Horn seconded, 1 in favor (Tuttle), 6 opposed (Parks, Horn, Daly, Rogers, Perrone and Janasek)

Appointments –

Dick Keiling – Chair – Budget & Finance

James Trummel – 2nd Term - By-Laws & Resolutions

Robert Hillegass – 2nd Term - By-Laws & Resolutions

Keith Kaiser – 1st Term - By-Laws & Resolutions

Bernie McGorry – 1st Term – Strategic Planning

Edgar Purcell – 1st Term – Golf

David Allen – 1st Term – Marine

Karen Matheson – 1st Term – Environment & Natural Assets

Steven Cohen – 1st Term – Recreation & Parks

Steve Habeger – 2nd Term – Elections

Mark Heintz – 2nd Term – Elections

Tom Piatti – 1st Term – Budget & Finance

The above nominations were approved unanimously.

At 11:00 am Mr. Tuttle moved to adjourn, Ms. Rogers seconded, all in favor.