

**BY-LAWS AND RESOLUTIONS ADVISORY COMMITTEE
MEETING MINUTES
EAST ROOM-COMMUNITY CENTER
OCTOBER 11, 2011**

The meeting was called to order at 9:10 am by the Chairman Jim Trummel. Present in addition to the chairman were Committee members Jill Odierno, and Paulette Mari and Board Liaison Dave Stevens.

There were no Association member comments

The agenda for the meeting was approved.

Resolution Action before the Board was reviewed: The Chairman reported that Resolution M-02 Amenity Policy was approved by the Board of Directors at the Board meeting September 20, 2011.

End of Year Report: A draft of the Committee Annual Report was previously distributed. There were no changes. The Chairman will forward the report to the Board of Directors.

Resolutions for Review: Resolutions F-01, F-02, and F-03 were previously selected for the two year review. These resolutions involve the Board of Directors and Dave Stevens will ask for comments from Board members.

Committee Meeting Schedule: The Committee will continue to meet on the second Tuesday of the Month. However, meetings will be held in the East Room of the Community Center.

Executive Council Meeting: The Chairman reported that there will be a meeting of the Executive Council on October 25, 2011. This is a meeting of the Committee Chairs and the Association President, Vice President, and Secretary. All committee members are welcome to attend.

Association Charter: A review of Article THIRD was continued.

a. A draft, prepared by Jill Odierno, of paragraphs 1 and 2 was reviewed. The content of the two paragraphs has been changed to three paragraphs. This separates the purpose of administering and enforcing covenants and restrictions from the purpose to manage and maintain common areas. The draft which was reviewed is included as an attachment to these minutes. Jill will continue with preparing a draft for review that covers the current paragraphs 3 through 6 of Article THIRD.

b. Jim Trummel will prepare a draft for review of the current paragraph 7. In previous discussions, the Committee has expressed a desire to reduce the content of this paragraph by reference to other controlling documents, if possible.

There were no Association member comments.

The meeting was adjourned at 10:50 am. The next meeting is November 8, 2011.

Jim Trummel
Chairman

For discussion at meeting 10/11/11 The old language to be removed is in dark blue, new proposals are in Red. Old Language to Stay is in Orange.

CHARTER AMENDMENT

Article III. Purpose

[The purpose for which the Association is formed are as follows.] The purpose for the Corporation is to act as a Homeowners Association and to exercise and enjoy all of the powers, rights, and privileges conferred upon a non-stock corporation or Homeowners Association, and to engage in any other lawful activity permitted by the laws of the state of Maryland as set out more specifically in the clauses that follow:

1. To further and promote the community welfare of property owners in the residential community known as "Ocean Pines" (hereafter sometimes referred to as the "subdivision"), located in Worcester County Maryland, as contained in the Declarations and Restrictions as recorded in the land records of Worcester County Maryland, as amended time to time.

2. To administer and enforce covenants and restrictions applicable to the Subdivision, or any portion thereof, and any other restrictive covenants that have heretofore or may hereafter be recorded in respect of the Subdivision or any part thereof, and for preserving the architecture and appearance of the Subdivision.

[2. To care for, maintain, and repair certain vacant and unimproved and unkept lots and certain common areas of the Subdivision, or any part thereof to repair, rebuild and maintain structures or residences worn any lot in the Subdivision for the purposes of preventing any such structure's falling into rundown condition;] 3. To own, manage, maintain, rebuild, and/or beautify all streets and their rights of way, and all parks, common areas and facilities, within the Subdivision that are not subject to maintenance by governmental authority.