



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, December 19, 2020
9:00 am, Microsoft Teams Meeting

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

ALSO PRESENT: John Viola, General Manager.

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

Approval of Agenda

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

Approval of Minutes

November 18, 2020 – Regular Meeting – Ms. Rogers moved to accept, Mr. Parks seconded, Mr. Perrone asked to remove Steve Tuttle and add Frank Brown from the present line of the Minutes; all in favor of the change. Mr. Parks moved to accept the amended Minutes, Ms. Horn seconded, all in favor.

November 18-19, 2020 – Closed Meeting – Ms. Horn moved to accept, Ms. Rogers seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone announced the details of the Jenkins Point project are in the Board packet.

GM Report- John Viola (see attached)

Treasurer's Report- Doug Parks (see attached)

Public Comments

Frank Delaurentis – 22 Quarter Staff Place – drainage issues

Capital Purchases Requests- None

CPI Violations-

- 5 White Cap Lane (roof maintenance)
- 5 White Cap Lane (house number)
- 18 Harbormist Circle (roof maintenance)
- 4 Moby Dick Dr. (roof maintenance)
- 28 Birdnest Dr. (roof maintenance)
- 62 Falconbridge Rd. (roof maintenance)
- 61 Falconbridge Rd. (roof maintenance)

23 Falconbridge Rd. (roof maintenance)
21 Falconbridge Rd. (roof maintenance)
42 Bramblewood Dr. (roof maintenance & house number)
1 Maid Marion Lane (roof maintenance)
9 Chestnut Way (roof maintenance)

Mr. Viola will bring these back to the Board next month with a plan to address the work.

Unfinished Business –

Second Reading – Resolution C-14 – Camilla Rogers – Mr. Parks seconded and offered an amendment; Motion should read *“I move that C-14 be reinstated, reestablishing the Racquet Sports advisory committee.”* Ms. Rogers accepted the amendment. Mr. Janasek seconded the amendment, all in favor. All in favor of the amended motion.

Board Work Group Updates – Larry Perrone – Mr. Perrone asked each Director to give an update on their work groups.

New Business –

Motion – Move to approve the selection of Republic Services to provide trash and recycling services to Ocean Pines. – Doug Parks – Ms. Horn seconded, all in favor.

Motion – Move to approve the selection of TGM Group as the accounting firm for the Ocean Pines Association. – Doug Parks – Ms. Rogers seconded, all in favor.

Motion – HR Policies – Colette Horn – Mr. Perrone seconded and offered an amendment to remove the sick policy changes from the Motion. Mr. Parks seconded the amendment, all in favor. Ms. Rogers seconded the amended Motion, all in favor.

Discussion – Jenkins Point Project – Larry Perrone – Mr. Perrone explained the Jenkins Point project and stated with no objections or comments, he would sign and forward the requested form to MD Dept. of Natural Resources.

Appointments – None

At approximately 10:42 am, the Board adjourned to Closed Session for the purpose of matters pertaining to employees and personnel as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i) and consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters as permitted by the MD Homeowner's Association Act, Section 11B-111(4) (iiv) – Doug Parks – Mr. Daly seconded, all in favor.

Respectfully submitted:
Camila Rogers, Secretary

*Please note at the November 18, 2020 Regular Board Meeting – 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.