



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, April 1, 2020
7 PM, Microsoft Team Virtual Meeting

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

ALSO PRESENT: John Viola, General Manager.

Call to Order – Doug Parks called the meeting to order at 6:59 pm with the Pledge of Allegiance.

Approval of Agenda

Mr. Parks moved to amend the Agenda; Ms. Rogers seconded. Mr. Parks added under New Business, appointment of new liaison to the Search Committee (Mr. Parks has submitted his application for re-election) and added John O'Connor term extension to the Budget & Finance Committee. Ms. Horn added the Election of Board Secretary (she also has submitted her application for re-election); Mr. Daly added another reason for the Closed Session, to discuss individual assessment accounts. All in favor of the amended Agenda.

Approval of Minutes

March 7, 2020 – Regular Meeting - Mr. Tuttle moved to accept, Ms. Rogers seconded, all in favor.

March 20, 2020 – Special Meeting - Mr. Daly moved to accept, Mr. Perrone seconded, all in favor.

President's Remarks – Doug Parks – Mr. Parks asked the public attending the meeting to mute their microphones; he read the Board statement this week regarding the stay at home order; he also stated that Worcester County issued a declaration on short term rentals. (both the Board statement and Worcester County declaration are attached)

GM Report- John Viola (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

M. Parks stated no comments or questions were received prior to the meeting. He then explained how to make a comment on the chat feature. No public comments were offered.

Capital Purchases Requests- None

CPI Violations-

5 Decatur Ct. - Mr. Perrone moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Ms. Rogers seconded, all in favor.

8 Willow Way - Mr. Tuttle moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Janasek seconded, all in favor.

115 Nottingham Lane - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Perrone seconded, all in favor.

15 Rockside Rd. - Mr. Daly moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Tuttle seconded, all in favor.

37 Teal Circle - Mr. Tuttle moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Daly seconded, all in favor.

56 Beaconhill Rd. – Ms. Rogers moved to accept the recommendation to find the homeowner in continuing violation and forward to our Attorney, Mr. Janasek seconded, all in favor.

Unfinished Business –

Discussion of Homeowner Assessments relative to the financial impact of the Coronavirus pandemic. – Doug Parks – After some discussion, Mr. Janasek moved to extend the assessment due date to August 1, 2020, Ms. Rogers seconded, 6 in favor (Parks, Tuttle, Horn, Rogers, Daly and Janasek) 1 opposed (Perrone)

New Business –

Mr. Parks appointed Mr. Perrone as liaison to the Search Committee.

Ms. Horn nominated Ms. Rogers as the Board Secretary – all in favor.

Motion – To Adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel and pertaining to individual owner assessment accounts specifically pertaining to the GM's performance review and employee performance concerns and accounts on two properties, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)((i) and (viii)). – Colette Horn

Appointments –

Gerald Horn – 2nd Term – Clubs

John O'Connor – term extension - Budget & Finance

The above nominations were approved unanimously.

At 8:24 pm, Ms. Rogers moved to adjourn to Closed Session, Mr. Daly seconded, all in favor.

At 9:53 pm, Mr. Daly moved to adjourn to open session, Ms. Rogers seconded, all in favor.

At 9:54 pm, Mr. Perrone moved to adjourn the open session, Mr. Janasek seconded, all in favor.

Respectfully submitted:
Colette Horn, Secretary

*Please note at a March 7, 2020 Regular Board Meeting, Ms. Horn moved adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel specifically related to potential amendment to the General Manager's contract, as permitted by the MD Homeowner's Association Act, Section 11B-111(4)(i). Ms. Rogers seconded, all in favor.