



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, July 1, 2020
7 PM, Clubhouse, OP Golf Course

PRESENT: Doug Parks, Steve Tuttle, Colette Horn, Larry Perrone, Frank Daly and Tom Janasek. Camila Rogers was absent but excused.

ALSO PRESENT: John Viola, General Manager, 3 member of the press and 2 Association members.

Call to Order – Doug Parks called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Approval of Agenda

Mr. Parks asked for a Motion to amend the Agenda, Mr. Daly so moved, Mr. Tuttle seconded. Mr. Daly added under New Business, a Motion to Requesting Text Amendments to Regulate Short Term Rentals within the Ocean Pines Community, all in favor.

Approval of Minutes

June 3, 2020 – Regular Meeting – Mr. Daly moved to accept, Ms. Horn seconded, 5 in favor (Parks, Horn, Perrone, Daly and Janasek) 1 abstain (Tuttle).

President's Remarks – Doug Parks – Mr. Parks reminded everyone that Covid is not over yet, he urged all to continue to take precautions to protect the community. He stated in response to the KKK literature found in the community, the Board does not condone this communication of hate; announced there will be no fireworks on July 4th, we do expect neighborhood fireworks but asks if you do set them off, please be considerate of your neighbors. The Board has formed a new work group to coordinate with the County on a cell tower. The Annual meeting on August 8th will be held at the Veteran's Memorial so that we are in compliance with CDC guidelines.

GM Report- John Viola (see attached)

Treasurer's Report- Larry Perrone (see attached)

Public Comments

None

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business – None

New Business –

Motion to approve submission of application for a text amendment to the Worcester County Zoning and Subdivision Control Article – Colette Horn – Mr. Perrone seconded, all in favor.

Motion to direct legal counsel to develop the wording necessary to amend the Declarations of Restrictions in all sections to ban rentals of less than one week and once established to place that question before all homeowners in a Referendum vote. – Frank Daly – Mr. Janasek seconded, all opposed.

Motion to direct legal counsel to develop the wording necessary to place that the following question before all homeowners in a Referendum vote. “Should the Board of Directors Request the County Commissioners to enact a series of text amendments to regulate short term rentals within Ocean Pines.” – Frank Daly – Mr. Perrone seconded; Mr. Daly withdrew this motion after discussion.

Appointments –

Margaret McGovern – 2nd Term – ARC

Dick Keiling – 2nd Term – Budget & Finance

The above nominations were approved unanimously.

At 8:06 pm, Mr. Daly moved to adjourn, Mr. Tuttle seconded, all in favor.

Respectfully submitted:

Camila Rogers, Secretary