



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, May 15, 2021
9:00 am, Assateague Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, Debbie Donahue, Director of Parks & Recreation, 2 members of the press and approximately 6 Association members.

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

Approval of Agenda

Mr. Daly moved to accept the Agenda with the following changes, Ms. Rogers seconded, all in favor of amending the Agenda. Mr. Parks added a Motion regarding Jenkins Point under New Business, Ms. Horn moved her Motion on the GM Succession to New Business as a First Reading, Mr. Daly moved to accept the amended agenda, Mr. Parks seconded, all in favor.

Approval of Minutes

March 26, 2021 - Closed Meeting – Ms. Horn moved to accept, Ms. Rogers seconded, all in favor.

April 21, 2021 – Regular Meeting - Mr. Parks moved to accept, Ms. Rogers seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone announced the mask mandate for Ocean Pines has been lifted and the Governor lifted all capacity restrictions, which is good news for our clubs and pools; the recent referendum has passed limiting Board spending and he thanked the Elections Committee for their hard work in counting the ballots by hand.

GM Report – John Viola (attached)

Treasurer's Report- Doug Parks (attached)

Public Comments

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business –

Discussion – Short Term Rental Recommendation – Frank Daly

Motion – Lease with Seacrets for Parking Lot Use – Colette Horn – Mr. Daly seconded, 6 in favor (Perrone, Horn, Rogers, Parks, Daly and Brown) 1 abstain (Janasek)

New Business –

First Reading – Repeal of Resolution B-08 – Frank Daly

First Reading - Motion - To approve the following documents to support planning succession for the General Manager Position: Internal Succession Planning Process for GM and Level One Positions; Job Description for General Manager Position; General Manager Qualifications and Required Skills. - Colette Horn – Mr. Parks moved to accept the documents as presented, Ms. Rogers seconded, all in favor.

Motion - Move to approve an expense of \$10,000 for design and permitting requirements for the Jenkins Point proposal. – Doug Parks – Mr. Janasek seconded, all in favor.

Appointments –

Ann Shockley – Chair – ARC

The above nomination was approved unanimously.

At 10:51 am, the meeting adjourned.

Respectfully submitted:

Camila Rogers, Secretary