



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, June 16, 2021
7:00 pm, 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, Justin Hartshorne, Golf Superintendent, 1 member of the press and approximately 5 Association members.

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

Approval of Agenda

Mr. Parks moved to accept the agenda with the following changes, Mr. Daly seconded, all in favor of amending the agenda. Ms. Horn added the first reading of Resolution C-04, Mr. Parks moved to accept the amended agenda, Mr. Brown seconded, all in favor.

Approval of Minutes

May 15, 2021 – Regular Meeting – Ms. Horn moved to accept, Mr. Daly seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone shared that Judy Boggs passed away on June 12th. Ms. Boggs was a former Board member and County Commissioner. Please keep the family in your thoughts and prayers.

GM Report – John Viola (attached)

Treasurer's Report- Doug Parks (attached)

Public Comments

Bill Haase – 39 White Horse Dr. - STR

Capital Purchases Requests-

Public Works – Ventrac MA900 Boom Mower – Mr. Parks moved to accept the recommendation, Mr. Daly seconded, all in favor.

Public Works – 2021 Ford Explorer 4WD XLT – Ms. Rogers moved to accept the recommendation, Mr. Daly seconded, all in favor.

Public Works - 2021 Ford Transit T350 HD – Ms. Horn moved to accept the recommendation, Mr. Daly seconded, all in favor.

Public Works - 2022 Ford F250 Crewcab 4WD Truck - Mr. Parks moved to accept the recommendation, Ms. Horn seconded, all in favor.

Public Works - 2022 Ford F550 Dump Truck - Mr. Daly moved to accept the recommendation, Ms. Horn seconded, all in favor.

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CPI Violations- None

Unfinished Business –

Motion - Move that the Board of Directors approves the recommended amended and restated bylaws as drafted to reflect the approved amendment to Article V, Section 5.13 (d) (1) of the By-laws. – Doug Parks – Mr. Janasek, motion failed, seconded 3 in favor (Parks, Janasek and Rogers) 4 opposed (Perrone, Horn, Daly and Brown)

Second reading – Repeal of Resolution B-08 – Frank Daly – Mr. Parks seconded, all in favor.

Motion - To undertake any and all actions necessary to incorporate the Worcester County Codes for Short Term Rentals (ZS1-351), Litter (PH1-106) and Noise (ZS1: III-46) into the Declarations of Restrictions in all sections of Ocean Pines and, for violations of these codes, to suspend a Member's ability to engage in short term rentals of their dwelling and to levy fines. – Frank Daly – Ms. Rogers seconded, 6 in favor (Perrone, Horn, Parks, Daly, Rogers and Brown) 1 opposed (Janasek).

New Business –

First reading – Resolution C-04 – Colette Horn

Appointments –

Brooks Ensor – Chair – Aquatics

Annemarie Wolfsheimer – 3rd Term – Aquatic

Steve Cohen – 1st Term – Aquatics

Patti Stevens – 1st Term – Recreation & Parks

Ellen Hench – 1st Term – Aquatics

Gary Miller – 1st Term – Strategic Planning

The above nominations were approved unanimously.

At 9:28 pm, the meeting adjourned.

Respectfully submitted:
Camila Rogers, Secretary