



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
AGENDA

Saturday, October 17, 2020
9:00 am, Assateague Room, Community Center

Call to Order – Larry Perrone, President

Pledge of Allegiance – All

Approval of Agenda – Board

Approval of Minutes

- September 9, 2020 – Regular Meeting
- September 29, 2020 – Special Meeting
- September 29, 2020 – Closed Meeting

President's Remarks – Larry Perrone, President

Announcement of Email Votes/Motions – Camilla Rogers

Ocean Downs Casino Presentation – Bobbi Sample

GM Report – John Viola

Treasurer's Report- Doug Parks

Public Comments

Capital Purchases Requests – None

Unfinished Business –

Second Reading – Resolution F-03 – Doug Parks

New Business –

First Reading – Resolution C-14 – Camilla Rogers

Budget & Finance 2020/21 Budget Guidance – Dick Keiling

Discussion – Rt. 589 Traffic Study – Larry Perrone

Appointments –

Martin Clarke – 3rd Term - E&NA

William Lahner – 1st Term - Golf

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Wednesday, September 9, 2020
7 PM, Assateague Room, Community Center

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

ALSO PRESENT: John Viola, General Manager, 3 member of the press and 2 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. Perrone asked for a Motion to remove the Capital Purchase request from the Agenda, Mr. Daly so moved, Ms. Horn seconded, all in favor.

Approval of Minutes

June 23, 2020 – Special Meeting – Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

July 1, 2020 – Regular Meeting - Ms. Rogers moved to accept, Ms. Horn seconded, all in favor.

July 10, 2020 – Special Meeting - Ms. Horn moved to accept, Mr. Daly seconded, all in favor.

August 12, 2020 – Special Meeting – Mr. Daly moved to accept, Ms. Horn seconded, all in favor.

August 12, 2020 – Organization Meeting - Ms. Horn moved to accept, Ms. Rogers seconded, all in favor.

August 17, 2020 – Special Meeting – Mr. Daly moved to accept, Mr. Parks seconded, all in favor.

August 17, 2020 - Closed Meeting – Mr. Daly moved to accept, Ms. Horn seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone shared that the Casino has submitted a text amendment to the County for a zoning change. The County will be meeting on the request. This Board will also be meeting With the Casino representative and their Attorney next week.

Ocean Pines Chamber of Commerce – Kerrie Bunting – Ms. Bunting introduced herself and stated she looked forward to continuing working with Ocean Pines. If the Board knows of anything she can do to help, please contact her.

Bainbridge Project Presentation – Colby Phillips & John Viola – The Board voiced strong support for this project.

GM Report- John Viola (see attached)

Treasurer’s Report- Doug Parks (see attached)

Public Comments

Scott Richards – 141 Pinehurst

Capital Purchases Requests- None

CPI Violations- None

Unfinished Business –

Second Reading – Resolution C-01 – Colette Horn – Mr. Parks seconded, all in favor.

New Business –

First Reading – Resolution C-05 – Tom Janasek – Mr. Janasek amended the Motion to “suspend” the Committee. Mr. Park seconded, all in favor.

Discussion – Succession Planning Update – Frank Daly

Appointments –

Rebecca Colt-Ferguson – 1st Term – Strategic Planning

Rob Keesling – 1st Term – Strategic Planning

Jennifer Cropper-Rines – 1st Term – Strategic Planning

Ann Shockley – 3rd Term – ARC

The above nominations were approved unanimously.

At 8:25 pm, Mr. Parks moved to adjourn to Closed Session for the purpose of discussing matters related to board policy and the relevance to actions of board members as permitted by the MD Homeowner’s Association Act, Section 11B-111(4)(ii) and (vii). –, Ms. Horn seconded, 4 in favor (Parks, Horn, Rogers and Daly), 3 opposed (Perrone, Tuttle and Janasek).

Respectfully submitted:
Camila Rogers, Secretary

*Please note at an August 17, 2020 Special Board Meeting – Mr. Tuttle moved to Adjourn to closed session for the purpose of discussion of matters pertaining to employees and personnel specifically related to matters pertaining to employees and personnel as permitted by the MD Homeowner’s Association Act, Section 11B-111(4)(i). Mr. Janasek seconded, all in favor.



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
10:30 am, Tuesday September 29, 2020
Ocean Pines Board Room

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

ALSO PRESENT: None

Call to Order – Larry Perrone called the meeting to order at 10:30 am with the Pledge of Allegiance.

Approval of Agenda – Ms. Horn moved to accept the Agenda, Ms. Rogers seconded, all in favor.

President's Remarks – Larry Perrone – Mr. Perrone made no remarks.

Public Comments - None

Motion – To Adjourn to closed session for the purpose of discussion of sections (4)(I), (iii), (vi) specifically pertaining to discussion of matters pertaining to an employee, review of advice of legal counsel, consideration of the terms and conditions of a business transaction in negotiations stage if the disclosure could adversely affect the economic interests of the homeowners association) as permitted by the MD Homeowner's Association Act, Section 11B-111(4)((I),(iii),(vi)). Larry Perrone, Ms. Horn seconded, all in favor.

At 10:31 am the Board adjourned to Closed Session.

At 12:14 pm, Ms. Rogers moved to adjourn to Open Session, Mr. Daly seconded, all in favor.

Respectfully submitted:
Camila Rogers, Secretary



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: 9/10/20

TOPIC: Email Vote – New Staff Position

FOR INCLUSION IN MEETING HELD ON: N/A

SUBMITTED BY: Larry Perrone **SECOND BY:** Frank Daly

MOTION: Move to conduct electronic vote to authorize new staff position

PURPOSE AND EFFECT: Motion to vote via email is required per by-laws

BACKGROUND: Unanimous consent required to conduct a vote via email

MOTION OUTCOME: PASSED: FAILED:

DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:
Steve Tuttle		
Colette Horn		
Doug Parks		
Larry Perrone		
Tom Janasek		
Camilla Rogers		
Frank Daly		



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: 9/10/20

TOPIC: Approve New Staff Position for CPI and Finance

FOR INCLUSION IN MEETING HELD ON: N/A

SUBMITTED BY: Larry Perrone **SECOND BY:** Doug Parks

MOTION: to approve the following new position: Office Manager in accordance with Bylaws sections 5.14(d) and 9.01(b).

PURPOSE AND EFFECT: Approval of this position will improve the function and operations of the Public Works/CPI office.

BACKGROUND: Click or tap here to enter text.

MOTION OUTCOME: PASSED: X FAILED:

DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:
Camilla Rogers		
Colette Horn		
Doug Parks		
Steve Tuttle		
Larry Perrone		
Tom Janasek		
Frank Daly		



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: 10/7/2020

TOPIC: Email Vote – RAE Grant Application

FOR INCLUSION IN MEETING HELD ON: N/A

SUBMITTED BY: Doug Parks **SECOND BY:** Larry Perrone

MOTION: Move to conduct electronic vote to approve the submission of the application for the RAE grant.

PURPOSE AND EFFECT: Motion to vote via email is required per by-laws

BACKGROUND: Unanimous consent required to conduct a vote via email

MOTION OUTCOME: PASSED: FAILED:

DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:
Colette Horn		
Camilla Rogers		
Doug Parks		
Larry Perrone		
Tom Janasek		
Steve Tuttle		
Frank Daly		



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: 10/7/2020

TOPIC: RAE Grant Application Submission

FOR INCLUSION IN MEETING HELD ON: 10/17/2020

SUBMITTED BY: Doug Parks **SECOND BY:** Larry Perrone

MOTION: Move to submit the application for the RAE (Restore America's Estuaries) grant and commit to the matching funds requirement of \$254,000

PURPOSE AND EFFECT: The application will serve to request consideration for funding from this program to protect and restore local watersheds in our area.

BACKGROUND: The purpose is to seek available funds from federal, state and other agencies/organizations to address both watershed and drainage issues. The grant money will be used in addition to the DNR grant to supplement the overall Bainbridge project. The RAE grant requires that the awardee commit to match 33% of the funding which in the case of Ocean Pines is \$254,000. This matching fund requirement can be originated from either DNR or OPA sources.

MOTION OUTCOME: PASSED: X FAILED: _____

DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:
Steve Tuttle		
Camilla Rogers		
Colette Horn		
Frank Daly		
Tom Janasek		
Larry Perrone		
Doug Parks		



OCEAN PINES ASSOCIATION, INC.

First Reading

DATE: October 17, 2020

TOPIC: Reinstatement of Resolution C-14

FOR INCLUSION IN MEETING HELD ON: October 17, 2020

SUBMITTED BY: Camilla Rogers

I move to reinstate Resolution C-14.

PURPOSE AND EFFECT: The Racquet Sports are growing at a rapid pace. A Racquet Sports Advisory Committee will ensure that this growth is based on solid planning and logic and completed with input of the Racquet Facilities Director and his personnel.

BACKGROUND: Racquet sports have long been important and an integral part of the amenities at Ocean Pines. In recent times, activity at the tennis courts is increasing due to the addition of timeless tennis, paddle ball and platform tennis. Pickleball has increased at a dramatic rate and has a need for additional courts.

DISCUSSION: Reinstatement of an Advisory Committee will facilitate communication with the Board regarding the Center's growth and fiscal needs.

**RESOLUTION C-14
RACQUET SPORTS ADVISORY
COMMITTEE**

1. **Purpose.** The Racquet Sports Advisory Committee advises the Board of Directors on tennis, paddle ball, and pickle ball matters and aids in promoting the successful operation of all racquet sport activities.

2. **Authority.** Article SEVENTH of the Charter and Section 10.01 of the By-Laws of the Ocean Pines Association, Inc. direct the Board of Directors to establish and appoint the members of such committees and other advisory bodies as may be necessary to, or convenient in, the Association's discharging the duties entrusted to it. Resolution C-01, Committee General Policy, provides additional authority and instructions regarding advisory committees of the Association.

3. **Functions.** In fulfilling its tasks, the Committee shall perform functions which include but are not necessarily limited to the following:

- a. advising the Board of Directors on methods of promoting interest in racquet sports;
- b. advising the Board of Directors regarding racquet sports policy and operation including recommendations for improving the racquet sports operation of the Manklin Meadows Racquet Center;
- c. advising in the development of budget proposals on programs, activities, facilities, and staff as it pertains to racquet sports activities;
- d. recommending rules and regulations including conduct and dress codes pertaining to the use of all racquet sports facilities;
- e. monitoring the condition, care, and maintenance of the racquet sports facilities and advising the Board and Racquet Sports Professional of any specific problems or concerns; and
- f. performing such functions as may from time-to-time, be directed or approved by the Board of Directors.

4. **Membership.** The Committee should have not less than three (3) or more than nine (9) members. At all times, the members of the Committee appointed by the Board of Directors should represent an equal balance from the three primary racquet sports (Tennis, Paddle Ball, and Pickle Ball). The Chair of the Committee shall be appointed by the Board of Directors and serve for a two-year term. Every effort should be made to rotate the Chair position to represent the three primary racquet sports.

5. **Reports.** Submit annual report by October 31 of each year in the format specified in Resolution C-01.

6. **Effective Date:**

Adopted by the Board of Directors on _____

_____ President Attest _____ Secretary

Review History.

General Manager _____ Date: _____

Legal _____ Date: _____

By-laws and Resolutions Advisory Committee _____

Date: _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: MARTIN CLARKE
 2. Address: 855 OCEAN PARKWAY, BERLIN, MD
 3. Email: GALIBAU REALTY@MCHSI.COM

4. Telephone: 443-497-4962 Property Owner for 50% (years)

5. Committee in which you would like to be involved:
- | | | |
|--|----------------|-------------------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Golf | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Future Term: 1st 2nd 3rd Term will expire: 10/29/2021

6. Why do you want to be on this Committee? _____

7. What knowledge/input can you offer to this Committee? I HAVE BEEN A MEMBER OF THIS COMMITTEE FOR SIX YEAR AND WAS THE LIAISON FOR ANOTHER THREE YEARS

Signature: [Signature] Date: 10/8/20

1st Endorsement from Committee Chairperson:
 Comment: He is a most vital and exceptional member!
 Signature: [Signature] Date: 10/9/20

2nd Endorsement from Board Liaison to Committee:
 Comment: _____
 Signature: [Signature] Date: 9-12-20

Board Action: _____ Date: _____

President's Signature _____ Date _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: William D. Lahner (Fritz)

2. Address: 2 Warbler Ct. Ocean Pines, Md. 21811

3. Email: Fritzop26@gmail.com alternate email: Compaq2400@aol.com

4. Telephone: 419-902-9283 Property Owner for 3 (years)

5. Committee in which you would like to be involved:

<input type="checkbox"/> Aquatics	Re-Appointment	_____
<input type="checkbox"/> Architectural Review	Re-Appointment	_____
<input type="checkbox"/> Budget & Finance	Re-Appointment	_____
<input type="checkbox"/> By-Laws & Resolutions	Re-Appointment	_____
<input type="checkbox"/> Clubs	Re-Appointment	_____
<input type="checkbox"/> Elections	Re-Appointment	_____
<input type="checkbox"/> Environment & Natural Assets	Re-Appointment	_____
<input checked="" type="checkbox"/> Golf	Re-Appointment	_____
<input type="checkbox"/> Recreation & Parks	Re-Appointment	_____
<input type="checkbox"/> Communications	Re-Appointment	_____
<input type="checkbox"/> Strategic planning	Re-Appointment	_____
<input type="checkbox"/> Search	Re-Appointment	_____
<input type="checkbox"/> Marine Activities	Re-Appointment	_____
<input type="checkbox"/> Other _____	Re-Appointment	_____

Impending Term: 1st 2nd 3rd - Term will expire: _____

6. Why do you want to be on this Committee? To help make the golfing experience more enjoyable and better for members, their guest, and outside players.

7. What knowledge/input can you offer to this Committee? 10 year LPGA volunteer in Ohio. Ran Company golf outings for employees, guest, and customers for 10 years. OPMGA Member

William D Lahner 9/12/2020
Signature Date

1st Endorsement from Committee Chairperson:
Comment: _____

Signature Date

2nd Endorsement from Board Liaison to Committee:

Comment: Fritz is an excellent choice for the committee

And will be an excellent leader
Signature [Signature] Date _____

Board Action: _____ Date: _____

President's Signature Date