



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, December 17, 2022
9:00 a.m., Clubhouse Meeting Room

PRESENT: Doug Parks, Rick Farr, Stuart Lakernick, Monica Rakowski, Frank Daly, Colette Horn, and Steve Jacobs.

ALSO PRESENT: John Viola (General Manager), 17 Association members, and approximately 18 attendees through Microsoft Teams.

Call to Order – Doug Parks called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

Approval of Agenda –

Dr. Horn moved to accept the agenda, Ms. Rakowski seconded.

Mr. Farr moved to amend the agenda to remove the discussion of the Elections Committee under new business. Ms. Rakowski seconded.

Mr. Daly noted that the report received by the Elections Committee still does not answer all the questions to determine if an audit of the election is needed. Mr. Parks replied that he will forward the questions again to the liaison for clarification.

Mr. Jacobs moved to accept the amended agenda, Mr. Farr seconded, all in favor.

Approval of Minutes –

Ms. Rakowski moved to accept the minutes from the November 19, 2022 Regular Meeting, Mr. Farr seconded. Dr. Horn noted that there are quite a few edits that need to be made to the minutes. The minutes from the November 19, 2022 were tabled to be discussed at the next meeting.

Dr. Horn moved to accept the minutes from the December 9, 2022 Special Meeting, Dr. Lakernick seconded, all in favor.

President's Remarks – Doug Parks

Mr. Parks wished everyone a safe and happy holiday season.

OPVFD Work Group Presentation – John Viola & Ted Moroney

Mr. Viola and Mr. Moroney made a presentation on the status of the Fire Department project.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Tom Janasek – 17 Lookout Point
Lora Pangratz – 2 Harpoon Road
Amy Peck – 109 White Horse Drive
Dave Van Gasbeck – 26 Abbyshire Road

Capital Requests –

Finance – Document Management Software (DMS)

Dr. Horn moved to accept the recommendation, Dr. Lakernick seconded, all in favor.

Public Works – 2023 Bulkhead Replacement

Dr. Horn moved to accept the recommendation, Ms. Rakowski seconded, all in favor.

Mr. Jacobs questioned if the bulkhead height would be raised. Mr. Viola responded that he already researched, and the bulkheads cannot be raised as the water would not go back out and would stay on the property, which would create washouts.

CPI Violations – None**Unfinished Business – None****New Business –**

First reading of revisions to Resolution C-14 (Racquet Sports Advisory Committee) – Colette Horn

Appointments –

Dr. Horn moved to accept the following appointments, Dr. Lakernick seconded, all in favor:

Karen Baldwin – 1st Term – Environmental & Natural Assets Committee
Pam McGregor – 1st Term – Recreation & Parks Committee

Adjournment – Mr. Daly moved to adjourn, Dr. Horn seconded, all in favor.

The meeting adjourned at 10:20 a.m.

Respectfully submitted:

Dr. Stuart Lakernick, Secretary