



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, January 21, 2023
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 15 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, Dr. Lakernick seconded, all in favor.

Approval of Minutes –

Mr. Jacobs moved to accept the minutes from the November 19, 2022 Regular Meeting, Mr. Farr seconded, all in favor.

Ms. Rakowski moved to accept the minutes from the December 17, 2022 Regular Meeting, Dr. Horn seconded, all in favor.

Mr. Jacobs moved to accept the minutes from the January 16, 2023 Special Meeting, Ms. Rakowski seconded, all in favor.

President's Remarks – Doug Parks

Mr. Parks relayed his appreciation to John Viola, his team, and Budget & Finance Committee for their efforts throughout the budget process.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Rebecca Ferguson – 7 Carriage Lane
Dutch Oostveen – 12 Lord Guy Terrace
Paula Gray – 88 Windjammer Road

Capital Requests – None

CPI Violations – None

Unfinished Business – None

New Business –

First reading of revisions to Resolution M-01 (Policy and Compliance Procedures for Declaration of Restrictions and ARC Guidelines Violations) – Colette Horn

Ms. Rakowski seconded, all in favor.

Discussion: Resolution to be forwarded to Bylaws & Resolution Committee to determine if appeal hearing should be closed or open and the right to appeal.

First reading of revisions to Resolution M-02 (Amenity Policies) – Colette Horn

Mr. Jacobs seconded, all in favor.

Discussion: Mr. Parks reviewed Resolution M-02 and will forward his remarks to the Board.

First reading of amending Resolution B-01 (Book of Resolutions) – Steve Jacobs

Dr. Horn seconded, all in favor.

Discussion: all agreed to unstricken sentence in redline version of Resolution.

Review of Resolution B-04 (Agenda Development for Board Meetings) – Steve Jacobs

Mr. Farr seconded, all in favor.

First reading of revisions to Resolution B-07 (Petitions) – Steve Jacobs

Dr. Horn seconded, all in favor.

Review of Resolution C-09 (Executive Advisory Committee) – Steve Jacobs

Dr. Lakernick seconded, all in favor.

First reading to amending Resolution F-03 (Financial Reserve Accounts) – Steve Jacobs

Dr. Horn seconded, all in favor.

First reading to revisions to Resolution M-05 (Animal Control) – Steve Jacobs

Dr. Horn seconded, all in favor.

Review of Resolution M-08 (Association Manuals) – Steve Jacobs

Discussion: further discussion needed on rescinding Resolution M-08.

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

Mr. Jacobs seconded, all in favor of approving Resolution C-14.

Motion for Enhanced Video Surveillance of Alcohol Serving Venues – Frank Daly

Mr. Jacobs seconded.

Discussion: Mr. Parks noted that all operations/venues should be covered based upon County, State, and Federal regulations.

A friendly amendment was made by Mr. Parks, seconded by Ms. Rakowski, to change the motion from alcohol serving venues to all venues, all in favor.

Motion for Email Dissemination to Association Members – Frank Daly

Mr. Jacobs seconded, all in favor.

Appointments –

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

John Dilworth – 3rd Term & Chair – Architectural Review Committee

Susan Holt – 2nd Term – Architectural Review Committee

John Wherrity – 1st Term – Budget & Finance Committee

Adjournment – Ms. Rakowski moved to adjourn, Mr. Farr seconded, all in favor.

The meeting adjourned at 11:00 a.m.

Respectfully submitted:

Dr. Stuart Lakernick, Secretary