



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, February 18, 2023
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 10 Association members, and approximately 19 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 –

Mr. Parks moved to accept the agenda, Mr. Farr seconded.

Ms. Rakowski moved to amend the agenda to include the motion to approve the Fiscal Year 2023-2024 Budget under New Business. Dr. Lakernick seconded, and the motion passed 5-2, with Mr. Daly and Dr. Horn opposed.

Approval of Minutes –

Ms. Rakowski moved to accept the minutes from the January 21, 2023 Regular Meeting, Mr. Farr seconded, all in favor.

Ms. Rakowski moved to accept the minutes from the February 7, 2023 Special Meeting, Mr. Farr seconded, all in favor.

President's Remarks – Doug Parks

Mr. Parks commented that he was glad to see the Yacht Club is open again for the season and was crowded on both Thursday and Friday.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Amy Peck – 109 White Horse Drive
Steve Ransdell – 128 Boston Drive
Jack Levering – 6 Weeping Willow Court

Capital Requests –

Public Works – Swim & Racquet Pool Roof Replacement

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

Racquet Sports – Resurfacing of Har Tru Courts

Mr. Daly moved to accept the recommendation, Ms. Rakowski seconded, all in favor.

CPI Violations – None

Unfinished Business – None

New Business –

Election Committee Update – Rick Farr

Tom Piatti, Elections Committee Chair, presented the elections update.

Licensed Contractor Registry – Colette Horn

Discussion: A presentation was made by Dr. Horn. Further discussion between the Board to take place prior to the beginning of the fiscal year.

Second reading of amendments to Resolution B-01 (Book of Resolutions) – Steve Jacobs

Mr. Daly seconded, all in favor of approving amendments to Resolution B-01.

Second reading of revisions to Resolution M-08 (Association Manuals) – Steve Jacobs

Mr. Daly seconded, all in favor of approving revisions to Resolution M-08.

Motion to establish interest rate for delinquent assessment fees – Monica Rakowski

Dr. Lakernick seconded, all in favor.

Motion to approve the Fiscal Year 2023-2024 Budget – Monica Rakowski

Dr. Lakernick seconded, and the motion passed 5-2, with Mr. Daly and Dr. Horn opposed.

Appointments –

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

John Lynch – 1st Term – Strategic Planning Committee

John Maziuk – 2nd Term – Environmental & Natural Assets Committee

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

The meeting adjourned at 11:51 a.m.

Respectfully submitted:

Dr. Stuart Lakernick, Secretary