



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, May 20, 2023  
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), 18 Association members, and approximately 20 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 –**

Ms. Rakowski moved to accept the agenda, Mr. Farr seconded, all in favor.

**Approval of Minutes –**

Mr. Jacobs moved to accept the minutes from the April 15, 2023 Regular Meeting, Ms. Rakowski seconded, all in favor.

Mr. Farr moved to accept the minutes from the May 4, 2023 Special Meeting, Mr. Jacobs seconded, all in favor.

**President's Remarks – Doug Parks**

Mr. Parks highlighted the recent pedestrian safety post that was in reference to the Maryland law that violators may be subject to a \$50 fine for not walking on the opposite side of roadway facing traffic, and also that bikers cannot wear ear plugs in both ears.

Mr. Parks announced the Memorial Day event that will be held on Monday, May 29, 2023 starting at 11:00 a.m. at Worcester County Veterans Memorial.

The cell tower research, as mentioned during public comments at the last meeting, is underway, with staff reaching out to Verizon for further information.

**GM Report – John Viola (attached)**

**Treasurer's Report – Monica Rakowski (attached)**

**Public Comments –**

Dutch Oostveen – 12 Lord Guy Terrace

Bill Haase – 39 White Horse Drive

Amy Peck – 109 White Horse Drive

Janneil Bagley – 22 Sandyhook Road

## **Capital Requests –**

Public Works – Platform Tennis Court #6 (Wind Damage)

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

## **CPI Violations – None**

## **Unfinished Business – None**

## **New Business –**

Motion to approve the contract for legal services – Doug Parks

Discussion: contract will include noted changes as recommended by the Board.  
Dr. Lakernick seconded, and the motion passed unanimously.

Motion to declare the existence of open violations in legal – Colette Horn

Discussion: the Board will look into adding language to refer all violations that are sent to legal as in continuing violation.  
Mr. Daly seconded, and the motion passed unanimously.

Motion to establish a system of fining property owners for continuing ARC violations – Colette Horn

Discussion: Board recommended to send to Counsel for review.  
Mr. Farr seconded, and the motion passed unanimously.

First reading of revisions to Resolution M-06 (Elections and Referendum Voting – Rick Farr

Discussion: Request to refer to the Bylaws & Resolutions Committee for review, with 2<sup>nd</sup> reading to be held at the June meeting.

Motion to approve voting contractor – Rick Farr

Dr. Lakernick seconded, and the motion passed 4-2, with Dr. Horn and Mr. Jacobs opposed and Mr. Daly abstaining.

Motion to approve changes to Resolution B-02 (Rules of Order for Meetings of the Board of Directors) – Steve Jacobs

Mr. Parks seconded, and the motion passed 4-3, with Mr. Daly, Dr. Horn and Mr. Jacobs opposed.

Motion to approve revisions to Resolution B-03 (Meetings of the Association Members) – Steve Jacobs

Dr. Horn seconded.  
Discussion: follow-up from the General Manager is needed to ensure that a process is in place. The motion was tabled to the June meeting.

Motion to approve revisions to Resolution B-05 (Conflicts of Interest) – Steve Jacobs

Mr. Farr seconded, and the motion passed unanimously.

Motion to amend revisions to Resolution B-05 (Conflicts of Interest) – Steve Jacobs

Mr. Parks seconded, and the motion passed unanimously.

Motion to approve revisions to Resolution B-06 (Indemnification Policy) – Steve Jacobs

Mr. Farr seconded, and the motion passed unanimously.

Review of Resolution M-07 (Bulkhead and Waterways Maintenance) – Steve Jacobs

Discussion: Reviewed.

**Appointments –**

Nancy Radke – 1<sup>st</sup> Term – Aquatics Committee

Tracy Reddell – 1<sup>st</sup> Term – Aquatics Committee

Mr. Daly moved to accept the appointments, Mr. Farr seconded, and the appointments were approved unanimously.

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

The meeting adjourned at 11:16 a.m.

Respectfully submitted:

Dr. Stuart Lakernick, Secretary