



OCEAN PINES ASSOCIATION, INC. BOARD
OF DIRECTORS' SPECIAL MEETING
Thursday, October 20, 2022
7:00 p.m., Board Room

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

ALSO PRESENT: 3 Association members and approximately 12 attendees through Microsoft Teams.

Call to Order – Doug Parks called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Approval of Agenda –

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

President's Remarks – Doug Parks –

None

Public Comments –

Sherrie Clifford – 103 Teal Circle

Amy Peck – 109 White Horse Drive

New Business –

Motion to authorize a forensic auditor to audit the 2022 Board of Directors Election – Frank Daly (seconded by Mr. Jacobs)

Mr. Daly submitted the 2022 Election Facts to be submitted with the minutes.

Discussion: Mr. Daly commented that there are several discrepancies in the count at unacceptable levels and unexplained errors. It is still not known how many of the votes were multiple lots and how many of those multiple lots were electronic votes. Need to also determine if scanner is accurate if not, why not, and if new equipment is needed. A breakout by barcode needs to be researched on how the barcodes are traceable.

Ms. Rakowski questioned how many test ballots were scanned, why were weighted ballots allowed, why did members try to engage committee during the counts, and why did manual count not take place when scanner malfunctioned. Answers are needed, but she is unsure if association money should be spent.

Mr. Farr noted that when dealing with a forensic audit, a certified person is needed, and the cost is usually \$300-\$400 per hour. Instead, the Elections Committee should be charged into taking a deep dive into tightening the procedures and check the current equipment for malfunctions.

Mr. Jacobs commented that it is unsure if the scanner was cleared after the test scans and the scanner jammed several times. Conferring with the vendor on the malfunctioning equipment and software should take place. While charging the Elections Committee to take a deep dive is a great undertaking, an RFP should at least be sent out to see if the cost is not astronomical.

Dr. Horn commented that the homeowners have lost faith in the election process. An independent party needs to investigate and rewrite the policies and procedures. Also, an independent audit protects Ocean Pines.

Dr. Lakernick noted that only the last two elections had issues. He feels that the current Election Committee, under the direction of Tom Piatti, should be able to resolve any issues. Mr. Farr agreed, noting that the charging document to the committee should include the questions as noted. If the Elections Committee cannot produce answer, then an audit can be conducted.

Mr. Parks noted that he understands there are issues, but he is not in favor of spending money at this time. The vendor should be contacted to determine issues with the scanning, which the Elections Committee can undertake, along with taking a deep dive of the votes prior to getting an outside auditor.

Mr. Daly asked if this is turned over to the Elections Committee, what is the timeline. He suggested that Gross Mendelsohn be contacted on what the cost would be if an outside audit is conducted. Mr. Parks agreed that he would reach out to Gross Mendelsohn.

Dr. Horn suggested creating a work group to collect questions that need to be asked of the Elections Committee. Mr. Farr noted that instead of a work group, questions can be directed directly to elections@oceanpines.org.

Mr. Daly noted that a deep dive of the elections process, including answering questions, should be conducted by the Elections Committee, and reported by December 1st. If they cannot get the answers, then a forensic audit should be conducted.

Dr. Horn noted that a charging document is needed with the questions brought up by Mr. Daly and Ms. Rakowski. Mr. Farr will do an amendment to the charging document and send to the Board for review prior to sending to the Elections Committee.

Mr. Daly moved to table the motion, Mr. Jacobs seconded, all in favor.

Adjournment – Dr. Horn moved to adjourn, Ms. Rakowski seconded, all in favor.

The meeting adjourned at 8:00 p.m.

Respectfully submitted:
Stuart Lakernick, Secretary