



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

PRESENT: Rick Farr, Stuart Lakernick, Monica Rakowski, John Latham, Elaine Brady, Jeff Heavner, and Steve Jacobs.

ALSO PRESENT: John Viola (General Manager), Bruce Bright (legal counsel), 23 Association members, and approximately 19 attendees through Microsoft Teams.

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

Approval of Agenda –

Dr. Lakernick moved to accept the agenda, Mr. Latham seconded, all in favor.

Approval of Minutes –

Mr. Jacobs moved to accept the minutes from the October 28, 2023 Regular Meeting, Ms. Brady seconded, all in favor.

Announcement of Email Votes/Motions –

Mr. Latham noted that the Board approved unanimously the removal of a Budget & Finance Committee member Yvette Tanious due to not attending committee meetings.

President's Remarks – Rick Farr

Mr. Farr thanked John Viola and his team for all their work. He also thanked all the advisory committee members for their time.

Mr. Farr commented that he hopes everyone stays safe, especially during the holiday season.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Gene Ringsdorf – 5 Macafee Court
Marlene Ott – 1 Warbler Lane
Lora Pangratz – 2 Harpoon Road
Colette Horn – 35 Sundial Circle
Cheryl Jacobs – 1223 Carrollton Lane

Capital Requests – None

CPI Violations – None

Unfinished Business –

Ocean Pines Community Bike & Pedestrian Safety and Access Work Group – Patti Stevens

Ms. Stevens presented information on the new work group formed for bike and pedestrian safety.

New Business –

Motion to approve revisions to Resolution C-02 (Architectural Review Committee) – Elaine Brady

Mr. Latham seconded, and the motion passed unanimously.

Motion to approve revisions to Resolution M-01 (Policy and Compliance Procedures for Declaration of Restrictions and ARC Guidelines Violations) – Elaine Brady

Dr. Lakernick seconded.

Discussion: Mr. Jacobs motioned to submit revisions to M-01 to include inviting others to the hearing and the right to request a closed hearing. Mr. Bright said that M-01 as revised is adherent to the statute and additional revisions do not need to be included.

The motion for additional revisions failed as the motion Mr. Jacobs made was not seconded.

Dr. Lakernick moved to approve the revisions to M-01 as written, Mr. Latham seconded, and the motion passed unanimously.

First reading of revisions to Resolution M-04 (Maintenance of Lots) – Elaine Brady

First reading reviewed.

Discussion on digital signage – Elaine Brady

Discussion: 4 electronic signs are suggested to replace existing signage.

Mr. Farr moved to have the General Manager move forward with cost estimates on the signage, Dr. Lakernick seconded, all in favor.

Appointments –

Mr. Farr moved to accept the following appointments, Dr. Lakernick seconded, and the appointments were all approved unanimously:

Brian Burgess – 1st Term – Environmental & Natural Assets

Rob Keesling – 2nd Term – Strategic Planning

Willam (Fritz) Lahner – 2nd Term - Golf

Jerry Murphy – 1st Term – Strategic Planning

Donald Nederostek – 2nd Term – Budget & Finance

Anne O’Connell – 3rd Term – Environmental & Natural Assets

Ann Shockley – 2nd Term – Golf

Don Wolski – 1st Term – Environmental & Natural Assets

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

The meeting adjourned at 10:27 a.m.

Respectfully submitted:
John Latham, Secretary