



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, June 15, 2024  
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), 15 Association members, and approximately 6 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, Ms. Brady seconded, all in favor.

**Approval of Minutes –**

Ms. Rakowski moved to accept the minutes from the May 18, 2024 Regular Meeting, Dr. Lakernick seconded, all in favor.

**President's Remarks – Rick Farr**

Mr. Farr made the membership aware that he and John Viola went to the County Council a few months ago for funding requests. Ocean Pines has received notification that we will be receiving \$550,000 for police, \$20,000 for roads, \$51,000 for the fire department, and \$195,000 for roads.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Robert Merryman – 11 Clubhouse Drive

**Capital Requests –**

Public Works – 2024/2025 Bulkhead Replacement

Mr. Jacobs moved to accept the recommendation, Ms. Brady seconded, all in favor.

Police – Police Vehicles

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

**CPI Violations –**

Mr. Farr moved to forward the violations to legal and suspend voting and amenity rights, Dr. Lakernick seconded, all in favor.

## **Unfinished Business – None**

### **New Business –**

Second reading of changes to Resolution F-04 (Delinquent Assessments) – Monica Rakowski

Mr. Farr moved to approve the changes to Resolution F-04, Mr. Latham seconded, all in favor.

Motion to provide up to \$2,500 for the Historic Task Group – Elaine Brady

Ms. Brady moved to approve the expenditure up to \$2,500, Dr. Lakernick seconded, all in favor.

Discussion on pool memberships and supporting activities – Stuart Lakernick

Discussion: unanimously agreed to forward to legal for further clarification as to if the activity would be allowed.

### **Appointments –**

Cheryl Jacob – 1<sup>st</sup> Term – Election Committee

Dr. Lakernick moved to approve the appointment, Mr. Latham seconded, all in favor.

Patrick Lehnerd – 1<sup>st</sup> Term – Election Committee

Mr. Latham moved to approve the appointment, Dr. Lakernick seconded, all in favor.

Steve Ransdell – Chair – Election Committee

Dr. Lakernick moved to approve the appointment, Ms. Rakowski seconded, and the appointment was approved 6-1, with Mr. Jacobs opposed.

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

The meeting adjourned at 10:09 a.m.

Respectfully submitted:  
John Latham, Secretary