



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, July 20, 2024  
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 19 Association members, and approximately 11 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 –**

Mr. Latham moved to accept the agenda, Ms. Brady seconded.

Dr. Lakernick moved to amend the agenda to add appointments to committees and to strike the first reading of Resolution F-06.

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

**Approval of Minutes –**

Dr. Lakernick moved to accept the minutes from the June 15, 2024 Regular Meeting, Mr. Latham seconded, all in favor.

Mr. Jacobs moved to accept the minutes from the July 1, 2024 Special Meeting, Mr. Latham seconded, all in favor.

Ms. Rakowski moved to accept the minutes from the July 12, 2024 Special Meeting, Dr. Lakernick seconded, all in favor.

**President's Remarks – Rick Farr**

Mr. Farr congratulated Ocean Pines and the Ocean Pines Volunteer Fire Department on passing the MOU this past week. He also thanked John Viola for accepting his extension as General Manager.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Gary Miller – 15 Windward Court  
Karen Kaplan – 32 Chatham Court

**Capital Requests –**

None

**CPI Violations –**

Ms. Brady moved to forward the violations to legal and suspend voting and amenity rights, Mr. Latham seconded, all in favor.

**Unfinished Business – None****New Business –**

Elections Committee Update – Steve Ransdell  
Update given.

Ocean Pines Bike & Pedestrian Work Group Update – Patti Stevens  
Presentation given.

**Appointments –**

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

Frank Brown – 1<sup>st</sup> Term – Budget & Finance  
Robert Hillegass – 1<sup>st</sup> Term – Budget & Finance  
Karen Kaplan – 1<sup>st</sup> Term – Aquatics  
Becky Lehnerd – Chair – Recreation & Parks  
Joseph Peloso – 1<sup>st</sup> Term – Bylaws & Resolutions  
Kenneth Petrini – 1<sup>st</sup> Term – Elections  
Frank Winemiller – 1<sup>st</sup> Term – Budget & Finance

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

The meeting adjourned at 10:25 a.m.

Respectfully submitted:  
John Latham, Secretary