



OCEAN PINES ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
Wednesday, October 22, 2025
6:00 p.m., Board Room

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

ALSO PRESENT: Bruce Bright (legal counsel), 7 Association members, and 5 attendees through Microsoft Teams.

Call to Order – John Latham called the meeting to order at 6:00 pm with the Pledge of Allegiance.

Approval of Agenda –

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

President's Remarks – John Latham

Mr. Latham noted that there will be a town hall scheduled in the future for the updates to the Guidelines. There is no rush adopting these updates.

Public Comments –

Sharyn O'Hare – 216 Mumfords Landing Road

Proposed ARC Guideline changes – Elaine Brady

Ms. Brady noted that the changes proposed to the ARC Guidelines in June are being reviewed again by the Architectural Review Committee. After consideration, the new requirement for as-built surveys will be removed, in particular with the need to obtain prior to selling your home.

Members of the Architectural Review Committee disagreed, noting the lack of prior inspections and the need for better surveys to address past violations.

Adjournment – Ms. Rakowski moved to adjourn, Mr. Farr seconded, all in favor.

The meeting adjourned at 6:44 p.m.

Respectfully submitted:
Jeff Heavner, Secretary