



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, November 22, 2025
9:00 a.m., Clubhouse Meeting Room

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

EXCUSED ABSENCE: Elaine Brady.

ALSO PRESENT: John Viola (General Manager), Bruce Bright (legal counsel), 36 Association members, and approximately 5 attendees through Microsoft Teams.

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

Approval of Agenda –

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

Approval of Minutes –

Dr. Lakernick moved to accept the minutes from the October 22, 2025 Special Meeting, Mr. Farr seconded. Mr. Jacobs moved to amend the minutes to include changes to the comments made by the Architectural Review Committee and the addition of the word new in front of as-built requirements as suggested by Ms. Brady. Dr. Lakernick seconded, and all were in favor of accepting the amended minutes.

Ms. Rakowski moved to accept the minutes from the October 25, 2025 Regular Meeting, Dr. Lakernick seconded, all in favor.

Mr. Farr moved to accept the minutes from the October 29, 2025 Special Meeting, Ms. Rakowski seconded, all in favor.

President's Remarks – John Latham

Mr. Latham highlighted a few events including: the Light up the Pines program that started on November 17th, the Ocean Pines Angel Tree program to help families in need, the Hometown Christmas with Santa on November 29th, the Toys for Tots event at the Yacht Club on December 12th, and the New Year's Eve celebration at the Yacht Club.

Mr. Latham thanked Mike Galello on getting the bocce movement started and the success of both the summer and fall bocce leagues.

Two water issues were also highlighted. The water bills were a shock to everyone, and the impact to the budget will be presented during the GM Report. Worcester County finished the repair to the water facility near the Yacht Club yesterday, so the noise that was heard for weeks has finally stopped.

As a reminder, the leaves on residential property are the responsibility of the owner. The Public Works yard will be open November 23-January 3.

Mr. Latham wished everyone a great Thanksgiving.

GM Report – John Viola (attached)

Treasurer’s Report – Monica Rakowski (attached)

Public Comments –

Don Wolski – 1708 S. Chase Street
Sharon Puser – 172 Nottingham Lane
Eric Swanson – 91 Clubhouse Drive
Fran Higgins – 89 Clubhouse Drive
Paul Rogers – 305 Sunrise Court
Katie Conforti – 22 Tail of the Fox Drive
Amy Peck – 109 White Horse Drive
Candace Foreman – 53 Offshore Lane
John O’Connor – 2 Dogwood Place
John Joerger – 23 Hingham Lane

Capital Requests –

Public Works – 2025 Ford Bronco
Ms. Rakowski moved to accept the recommendation, Mr. Heavner 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 – None

Appointments –

Mr. Farr moved to accept the following appointment, Dr. Lakernick seconded, and the appointment was approved unanimously:

Jason Casares – Chair – Architectural Review

Adjournment – Mr. Farr moved to adjourn, Dr. Lakernick seconded, all in favor.

The meeting adjourned at 10:16 a.m.

Respectfully submitted:
Jeff Heavner, Secretary