



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, December 20, 2025  
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 11 Association members, and approximately 3 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 amend the agenda to include the capital request, Dr. Lakernick seconded, and all were in favor of approving the amended agenda.

**Approval of Minutes** –

Mr. Farr moved to accept the minutes from the November 22, 2025 Regular Meeting, Dr. Lakernick seconded, all in favor.

**President's Remarks – John Latham**

Mr. Latham thanked the Public Works team for the holiday decorations installed throughout the community.

Mr. Latham highlighted the success of the Toys for Tots event held last week at the Yacht Club and upcoming events including: Mingo (music bingo Monday evening at the Clubhouse, happy hours during the NFL games at the Clubhouse, the Washington Capitals bus trip on January 31<sup>st</sup>, Thursday night trivia at the Yacht Club, and a murder mystery event at the Community Center on February 21<sup>st</sup>.

Two productive meetings were held this week on the budget for the next fiscal year. A town hall will be planned for some time in January. A meeting on the DMA reserves also took place this past week, and Mr. Latham thanked the leadership team for all their work on the budget and reserve study.

Mr. Latham wished everyone a great holiday season and a Merry Christmas.

**GM Report – John Viola (attached)**

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

**Public Comments** –

Monica Rakowski – 34 Cannon Drive

Joe Beran – 96 White Horse Drive

**Capital Requests –**

Golf Maintenance – Irrigation Replacement

Ms. Rakowski moved to accept the recommendation, Dr. Lakernick seconded, all in favor.

**CPI Violations – None****Unfinished Business – None****New Business –**

First reading of revisions to Resolution M-06 (Elections and Referendums Procedures) – Jeff Heavner

First reading reviewed.

**Appointments – None**

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

The meeting adjourned at 9:34 a.m.

Respectfully submitted:  
Jeff Heavner, Secretary