



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING AGENDA

Monday, June 29, 2026
6:00 PM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGY4NTkxNTItODI5NS00Nzi0LWlyYjQtZjZhMDQxNTRhMGM4%40thread.v2/0?context=%7b%22Tid%22%3a%22625a6322-2b2f-40fa-94f8-d7dd44d78153%22%2c%22Oid%22%3a%225fa869f5-01ad-476a-9570-540fe1ce4736%22%7d

Call to Order – John Latham, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

May 30, 2026 – Regular Meeting

President's Remarks

GM Report – John Viola

Treasurer's Report – Monica Rakowski

Public Comments –

*Members wishing to make comments must state their name and address.
Time limit for comments is 5 minutes per person.*

Capital Requests –

None

CPI Violations –

14 Capetown Road
70 Crest Haven Drive
40 Nottingham Lane (2)

For Contractor:
9 Dogwood Place

Unfinished Business –

None

New Business –

Presentation of volunteer clean up services (Liam McAllister) – John Latham

Appointments –

Everett Boyd – 1st Term – Architectural Review Committee

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, May 30, 2026
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 14 Association members, and approximately 6 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 –

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

Approval of Minutes –

Mr. Lehnerd moved to accept the minutes from the April 25, 2026 Regular Meeting, Ms. Brady seconded, all in favor.

Announcement of Email Votes/Motions – Jeff Heavner

Mr. Heavner noted that the Board unanimously voted in favor of the revisions to the ARC Guidelines, which aligns with house bill 758 allowing owners to display candidate signs 45 days before an election or early voting.

President's Remarks – John Latham

Mr. Latham asked for a moment of silence for Jerry Murphy, who passed away this week.

Mr. Latham congratulated Chief Robinson on his upcoming retirement.

For the upcoming election, Mr. Latham urged everyone to update their information with the Administration Building.

The annual Memorial Day ceremony took place on Monday, followed by a luncheon in honor Marie Gilmore's 21 years of service.

Mr. Lehnerd provided information on the grant opportunity through the Chesapeake Bay Trust and how to sign up for the task force to plan for the project.

Mr. Heavner shared information regarding deadlines for the upcoming election.

Mr. Latham provided dates of upcoming events throughout Ocean Pines.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Tim Peck – 109 White Horse Drive

Cindy Hoffman – 23 Watergreen Lane

Colette Horn – 35 Sundial Circle

Capital Requests – None

CPI Violations – None

Unfinished Business – None

New Business –

Motion to authorize granting of extension for General Manager contract – John Latham
Mr. Latham moved to authorize granting of extension to the General Manager
contract, Ms. Brady seconded, all in favor.

Appointments – None

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

The meeting adjourned at 9:49 a.m.

Respectfully submitted:
Jeff Heavner, Secretary

02-0247
14 CAPETOWN ROAD

VIOLATION – NO DRIVEWAY BORDER



09-0947

70 Crest Haven DR.

Violation - Debris



10-0035
40 Nottingham Ln.

VIOLATION – DRIVEWAY



Sec. 300.2.J. - Driveways and parking areas shall have a minimum coverage of three (3) inches of gravel or crushed stone. Retainers of pressure-treated lumber or other suitable material shall be required bordering gravel or crushed stone driveways and shall be securely anchored.

10-0035
40 Nottingham Ln.

VIOLATION – TRASH/DEBRIS/MAINTENANCE

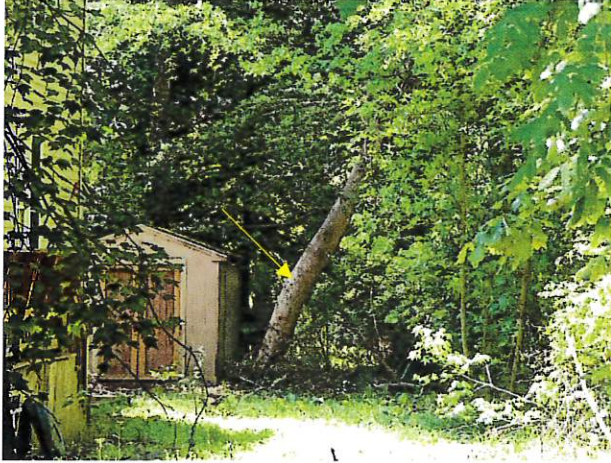


8.A.1. - All lots and any improvements shall at all times be maintained, to include unattractive growth on such lot or the accumulation of rubbish or debris thereon.

Remove the bags, leaves and branches from the property and make the parked vehicles more presentable cleaning covering properly etc..

10-0758
9 Dogwood Pl.

VIOLATION – DANGEROUS TREE/DEBRIS



OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Everett B. Boyd

2. Address: 159 Windjammer Road, Berlin, MD 21811

3. Email: everettboyd1970@gmail.com

4. Telephone: 301-256-1924 Property Owner for 8 (years)

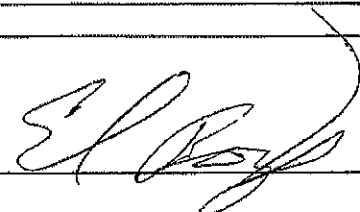
5. Committee in which you would like to be involved:

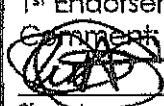
<input checked="" type="checkbox"/> Architectural Review	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Budget & Finance	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Elections	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Search	Re-Appointment	<input type="checkbox"/>

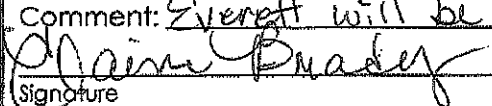
Potential Term: 1st 2nd 3rd ~ Term will expire: 1st

6. Why do you want to be on this Committee? I enjoy landscape design and architecture and want to help the continued beautification of Ocean Pines.

7. What knowledge/input can you offer to this Committee? I will bring my years of knowledge and experience with landscape design and architecture to the Committee

Everett F. Boyd  17th April 2026
 Signature Date

1st Endorsement from Committee Chairperson:
 Comment: Current AFC voted yes 3-0 w/ the board approval.
 6/1/26
 Signature Date

2nd Endorsement from Board Liaison to Committee:
 Comment: Everett will be a welcome addition to AFC
 6/3/2026
 Signature Date

Board Action: _____ Date: _____

President's Signature _____ Date _____