



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

Saturday, February 28, 2026
9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjQ3Zjc1YzQtMTgzMS00NDY4LThkZGQ+NzZjOTQ1OWMzNDll%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 –

January 24, 2026 – Regular Meeting

President's Remarks

Swearing In of Officer Charles Lowery – John Latham

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 –

Golf Maintenance – Utility Tractor

Golf Maintenance – New Holland Loader

Golf Operations – Range Picker

Public Works – Irrigation Pond #18 Bulkhead

Public Works – Irrigation Pond #16 Bulkhead

CPI Violations –

30 Westfield Circle (2) 44 Brandywine Drive (2)

Unfinished Business –

None

New Business –

Motion to make changes to the regular board meeting schedule – Steve Jacobs

Motion to: 1) approve OPA, Inc., as owner of Beach Club property, consenting to and participating in rezoning of the property, to be pursued by tenant and food and beverage operator (Touch of Italy), to accommodate and allow for expansion of commercial/restaurant use of the property; and 2) authorizing signing of re-zoning application and associated documents, if any, by the OPA President and General Manager – John Latham

Good Neighbor Award – Elaine Brady

Appointments –

Steve Ransdell – 2nd Term – Elections

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, January 24, 2026
9:00 a.m., Clubhouse Meeting Room

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

EXCUSED ABSENCE: Stuart Lakernick.

ALSO PRESENT: John Viola (General Manager), Bruce Bright (Legal Counsel), 13 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 –

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

Approval of Minutes –

Mr. Farr moved to accept the minutes from the December 20, 2025 Regular Meeting, Mr. Jacobs seconded, all in favor.

President's Remarks – John Latham

Mr. Latham announced that the cell tower was recently approved by the Worcester County Board of Zoning Appeals and thanked Chief Robinson for his work on the project.

The Ocean Pines Volunteer Fire Department south fire station construction project will be starting soon, with the contract to be presented at this meeting.

Mr. Latham mentioned the several events that are happening in the next month, along with the second season of the bocce ball league registration beginning January 26th and a bocce camp being held on February 14th and 21st.

Mr. Latham noted that the recommended budget includes an annual \$40 increase in the assessment to cover the new south fire station building and the increased water cost from Worcester County.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Amy Peck – 109 White Horse Drive
Colette Horn – 35 Sundial Circle
Ann Shockley – 273 Windjammer Road
Joe Beran – 96 White Horse Drive

Capital Requests – None

CPI Violations –

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

Unfinished Business – None

New Business –

Motion to approve the FY-2026-2027 Fiscal Budget – Monica Rakowski

Mr. Farr moved to approve the budget as presented, Mr. Jacobs seconded, all in favor.

Motion to approve revisions to Resolution M-06 (Elections and Referendums Procedures) – Jeff Heavner

Mr. Farr moved to approve the revisions to Resolution M-06, Ms. Rakowski seconded, all in favor.

Motion to approve the contract for south fire station and authorize execution of contract by President – John Latham

Mr. Farr moved to approve the contract for the south fire station and authorize execution of contract by President, Ms. Rakowski seconded, all in favor.

Historic task group update – Elaine Brady

Ms. Brady provided an update to the work group, including the design and publication of an Ocean Pines coffee table book.

Good Neighbor Awards – Elaine Brady

Ms. Brady presented certificates for those nominated for good neighbors.

Appointments –

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

Colette Horn – 2nd Term – Budget & Finance

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

The meeting adjourned at 10:06 a.m.

Respectfully submitted:
Jeff Heavner, Secretary



OCEAN PINES ASSOCIATION, INC.
 BID REQUEST FORM

DEPARTMENT Golf Maintenance DATE 1/5/26

ITEM DESCRIPTION UTILITY TRACTOR

FOR REPLACEMENT OF (if applicable) NEW CAPITAL

RESERVE STUDY - PAGE # _____ LINE# _____ BUDGET AMOUNT \$ 50,000 New Capital

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
FINCH TURF	\$34,755.70		
NO AWD S TRACTOR	\$53,300.00		
BURKE EQUIPMENT COMPANY	\$26,477.00		* RECOMMENDED * GREAT PRICE, MADE OTHER EQUIPMENT THAT IS SAME BRAND.

DEPT/HEAD <u>Art Art</u>	DATE <u>1/5/26</u>	APPROVAL <u>[Signature]</u>	DATE <u>2/10/26</u>
ACCOUNTING <u>[Signature]</u>	DATE <u>2/10/26</u>	GENERAL MANAGER <u>[Signature]</u>	DATE <u>2/10/26</u>
		BOARD	DATE

BURKE EQUIPMENT COMPANY



11196 E. Snake Rd, Delmar, DE 19940

INVOICE

DATE: 12/15/25

Sales Rep: **Tim McCullen**
 302-248-7070 Office
 302-632-1863 Mobile
 302-248-7075 Fax
 tmccullen@burkeequipment.com

BILL TO NAME 1: OCEAN PINES GOLF
 ADDRESS 1: 100 CLUB HOUSE DRIVE
 ADDRESS 2:
 CITY, STATE, ZIP: OCEAN PINES, MD 21811
 COUNTY: MATT
 CONTACT: 410.600.5481
 MOBILE PH:
 HOME/OFFICE PH:
 EMAIL: JHARTSHORNE@OCEANPINES.ORG

CUSTOMER PO#

Make	Model	Serial/VIN #	Dealer Stock #	Description	Amount
KUBOTA	L3902HST			37.5HP HST TRACTOR 30.3 HP AT PTO WITH TURF TIRES **TURF TIRES WILL NEED TO BE ORDRD	\$26,477.00
				**CUSTOMER SAID THEY WILL BE PAYING IN CASH. IF PAID IN 2025 THIS WOULD BE THE DISCOUNT I CAN APPLY	-\$3,500.00
				**TRACTOR MUST BE PICKED UP AT STORE TO AVOID TAX	

Pricing on this sales quote/invoice is an estimate and is subject to manufacturer price increases from the time of order to time of delivery.
 Deposits are required for units on order and are subject to the following cancellation fees: 3% per credit card transaction, \$125
 administrative fees, 20% item cost and freight fees to return non-stock items, and any other applicable fees.

TRADE-IN INFORMATION

Make	Model	Serial/VIN #	Description/Notes	ALLOWANCES
TOTAL TRADE ALLOWANCES:				\$0.00

Outstanding Loan Balance:

INVOICE SUBTOTAL:	\$22,977.00
Less Trade Allow + Outstanding Loan Bal:	\$0.00
SUBTOTAL:	\$22,977.00
TAX:	\$0.00
TAG & TITLE FEES:	\$0.00
LESS DEPOSIT RECEIVED:	\$0.00
TOTAL AMOUNT DUE:	\$22,977.00

TRADE OR CONSIGNMENT AGREEMENT:

I AGREE THERE IS NO LIEN ON ANY TRADE OR CONSIGNMENT EQUIPMENT: INITIAL HERE ->	
IF THERE IS A LIEN LIST THE LIEN HOLDER HERE:	
WHAT INSURANCE COMPANY INSURES THIS EQUIPMENT?	
WHAT IS THE PAYOFF?	

CUSTOMER SIGNATURE:

DATE:



Quote Id 1285442

10-Nov-2025

OCEAN PINES COUNTRY CLUB
100 CLUBHOUSE DR
BERLIN, MD 218111510
(410) 641-6057
JHARTSHORNE@OCEANPINES.ORG

ESTIMATED SALES TAX NOT INCLUDED UNLESS DESIGNATED ON QUOTE OR IN
NOTES

Joey Wolff
Finch Turf, Inc.
9 Venture Way
Eldersburg, MD 21784-6936
jwolff@finchturf.com

Prepared For

OCEAN PINES COUNTRY CLUB
 100 CLUBHOUSE DR
 BERLIN, MD 218111510
 (410) 641-6057
 JHARTSHORNE@OCEANPINES.ORG

Prepared By

Joey Wolff
 Finch Turf, Inc.
 9 Venture Way
 Eldersburg, MD 21784-6936
 jwolff@finchturf.com

Quote Id 1285442

Creation Date 10-Nov-2025

Expiration Date 10-Dec-2025

Quote Summary

Equipment Summary	Selling Price	QTY In Group	Extended
TAYLOR PITTSBURGH 4 TON - 3 WAY DUMP TRAILER	\$11,500.00	1	\$11,500.00
4044M Compact Utility Tractor (33 PTO hp)	\$34,755.70	1	\$34,755.70
3039R Compact Utility Tractor (31 PTO hp)	\$34,063.96	1	\$34,063.96
Equipment Total			\$80,319.66

Quote Summary

Total Selling Price	\$80,319.66
Sub-total	\$80,319.66
Balance Due	\$80,319.66

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote # 1285442
Customer OCEAN PINES COUNTRY CLUB

TAYLOR PITTSBURGH 4 TON - 3 WAY DUMP TRAILER

QTY In Group : 1

Equipment Notes

Selling Price

Hours ---

\$11,500.00

Serial Number

Stock Number ---

PUK Parent Serial # ---

Equipment Summary

Code	Description	Qty
1	TAYLOR PITTSBURGH 4 TON - 3 WAY DUMP TRAILER	1
Total Base / Options		



4044M Compact Utility Tractor (33 PTO hp)

QTY In Group : 1

Equipment Notes

Selling Price

Hours ---

\$34,755.70

Serial Number ---

Stock Number ---

PUK Parent Serial #

Equipment Summary

Code	Description	Qty
031ALV	4044M Compact Utility Tractor (33 PTO hp)	1

Base / Options

Code	Description	Qty
0202	United States	1
0409	English Operator's Manual and Decal Kit	1
1520	eHydro™	1
2000	Open Station with Marine Grade Vinyl Standard Seat	1
4060	iMatch™ Quick Hitch Category 1	1
5243	44x18-20 (4PR, R3 Turf, 1 Position)	1
6243	27x10.50-15 (4PR, R3 Turf, 2 Position)	1
1795	Less Loader	1

Total Base / Options

Dealer Attachments

Code	Description	Qty
BLV10388	Cruise Control Kit	1
LVU32113	Quik-Tatch Weight, 70 lb (32 kg)	5
LVB25705	Front Quik-Tatch™ Weight Kit	1
LVA19497	Oil Line	1
BXX11040	Dual Rear SCV Mechanical Hitch - 4th and 5th Selective Control Valve Kit Open Station	1

Total Dealer Attachments

Other Charges

Description

FREIGHT

Total Adjustments

Total Selling Price



3039R Compact Utility Tractor (31 PTO hp)

QTY In Group : 1

Equipment Notes

Selling Price

Hours ---

\$34,063.96

Serial Number ---

Stock Number ---

PUK Parent Serial #

Equipment Summary

Code	Description	Qty
1381LV	3039R Compact Utility Tractor (31 PTO hp)	1

Base / Options

Code	Description	Qty
0202	United States	1
0409	English Operator's Manual and Decal Kit	1
2000	Open Station with Vinyl Standard Seat	1
2650	Less Radio	1
1520	eHydro™	1
3400	Less Mid PTO	1
4061	Less iMatch™ Quick Hitch Category 1	1
3320	Dual Mid Selective Control Valve	1
5223	41x14-20 (4PR, R3 Turf, 2 Position)	1
6223	27x8.5-15 (6PR, R3 Turf, 2 Position)	1
1795	Less Loader	1

Total Base / Options

Dealer Attachments

Code	Description	Qty
BLV10839	4th & 5th Selective Control Valve Kit (OOS only)	1
LVU32113	Quik-Tatch Weight, 70 lb (32 kg)	5
LVB25705	Front Quik-Tatch™ Weight Kit	1
LVA19866	Oil Line	1
LVA19867	Oil Line	1
LVA19923	Oil Line	1

Total Dealer Attachments

Other Charges

Description

FREIGHT



Total Adjustments

Total Selling Price

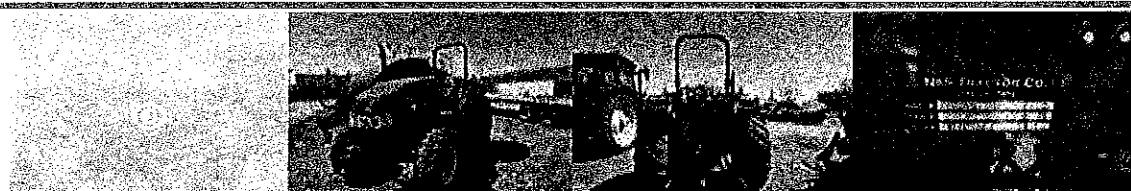
GET STARTED




YOU
WANT





Photos (4)



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[40 HP to 99 HP Tractors](#)

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USD **USD \$53,300**

 [Financial Calculator](#) 

[Payments as low as USD \\$1,132.47*](#) 

 [Email Seller](#)

Machine Location: [1215 West Glenwood Ave Turlock, California 95380](#) 

Seller Information

[View Seller Information](#) 

N&S Tractor

Contact: Derrick Bradley


Phone: [\(888\) 246-0892](#)

[Visit Our Website](#) 

 [\(888\) 246-0892](#) 

 [Video Chat](#) 

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General

Year 2022

Manufacturer [CASE IH](#)

Model [FARMALL 100C](#)

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Condition	Used
Stock Number	TC1053
Hours	212
Description	2022 Case IH Farmall 100C with Standard Fast Pick Package MDC HPL+LOM+2AUX Hitch Front Wheels and Tires 12.5/80-18 10PR R4 Rear Wheels and Tires 19.5L-24 10 PR R4 Front Carrier + 7 Weights

Powertrain

Engine Horsepower	99 HP
Drive	4WD

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2025 CASE IH FARMALL 90C
Call for price



2023 CASE IH FARMALL 90C
Call for price

*Monthly payment stated above assumes a secured commercial use loan transaction available for

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OCEAN PINES ASSOCIATION, INC.
 BID REQUEST FORM

DEPARTMENT Golf Maintenance DATE 2/10/26

ITEM DESCRIPTION NEW HOLLAND LOADER

FOR REPLACEMENT OF (if applicable) NEW HOLLAND 74020 TRACTOR (LOADER)

RESERVE STUDY - PAGE # LINE# 3.06.42 BUDGET AMOUNT \$ 92,121.72 ✓

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
BURKE EQUIPMENT COMPANY	\$ 80,828.00	-\$1,293.72	* RECOMMENDED * GOOD PRICE, BUCKET AND FORKS INCLUDED. LOCAL PARTS SERVICE,
Hoffman Equipment Co.	\$ 82,800.00	-\$9,621.72	
ZIMMERMAN FARM SERVICE	\$ 86,600.00	-\$5,521.72	

APPROVAL

DEPT. HEAD [Signature] DATE 2/10/26

GENERAL MANAGER [Signature] DATE 2/10/26

ACCOUNTING [Signature] DATE 2/10/26

BOARD _____ DATE _____

*Please limit 1 item per sheet



Used 2024 ASV Skid Steers
POSI-TRACK RT75HD MAX For Sale

Stock # H06942

\$82,500

Hoffman Equipment Co - Lionville

120+ days listed 76 views 0 saves

Description

Stock # H06942

2024 ASV, POSI-TRACK RT75HD MAX Skid Steers - Track, 2024 ASV RT75HD - PREMIUM - ALL WEATHER CAB - LEVEL 2 ROPS/FOPS - POLY DOOR - 18" TRACKS - AIR SEAT - RADIO - 2 SPEED - RIDE CONTROL - REAR CAMERA - HIGH FLOW - HYDRAULIC QUICK ATTACH - ASV WARRANTY AVAILABLE THRU 4/18/26 OR 2,000 HOURS
 Serial Number: ASVRT075PRDH05541

Message from Hoffman Equipment Co - Lionville

Hoffman Equipment is a full line heavy equipment dealership serving New York, New Jersey and the Pennsylvania metro area. Hoffman offers sales, rentals, and product support to both the domestic and international markets. Our lines include Volvo, Manitowoc Crane Group, Fuchs, Case, JCB, Epiroc, and KPI-JCI. Visit our website for more information at www.hoffmanequip.com

Hoffman Equipment Co - Lionville

Detailed Specifications

Condition:	Used
Year:	2024
Make:	ASV
Model:	POSI-TRACK RT75HD MAX
Class:	EARTHMOVING



New 2025 CASE Skid Steers TV450B For Sale

\$86,600

Zimmerman Farm Service

120+ days listed 8 views 7 saves

Description

2025 CASE, TV450B Skid Steers - Track, 2025 Case TV450B Track Loader, Cab, Heat, AC, Hydraulic Coupler, 2 Speed EH Controls, Air Ride Seat, Block Heater, Ride Control, High Flow Plus, Optional counter weight \$675.00, vertical lift, Front and side lights, Serial Number:

Zimmerman Farm Service

Detailed Specifications

Condition:	New
Year:	2025
Make:	CASE
Model:	TV450B
Class:	EARTHMOVING
Category:	Skid Steers
Location:	Bethel, PA



OCEAN PINES ASSOCIATION, INC.
 BID REQUEST FORM

DEPARTMENT Golf Maintenance - OPERATIONS DATE 2/10/26

ITEM DESCRIPTION RANGE PICKER

FOR REPLACEMENT OF (if applicable) 2019 YAMAHA UMAX

RESERVE STUDY - PAGE # _____ LINE# 3.05.11 BUDGET AMOUNT \$ 13,928.00

15,000 Per
FY 2017 Budget

Art. per
YMA Study.

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
FINCH TURF	\$ 16,481.24	+ \$ 2,553.24	
BURKE EQUIPMENT COMPANY	\$ 24,343.00	+ \$ 10,415.00	* RECOMMENDED * BETTER DURABILITY, LOCAL DEALER FOR EASIER PARTS AND MAINTENANCE SERVICE.
ALL THINGS POWERSPORTS	\$ 32,599	+ \$ 18,671.00	

DEPT. HEAD	APPROVAL	GENERAL MANAGER	DATE
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>2/10/26</u>
ACCOUNTING	BOARD		DATE
<u>[Signature]</u>			

*Please limit 1 item per sheet



Quote Id 1338569
25-Nov-2025

OCEAN PINES GOLF & CC
239 OCEAN PKWY
BERLIN, MD 218111901
(410) 641-6057

ESTIMATED SALES TAX NOT INCLUDED UNLESS DESIGNATED ON QUOTE OR IN
NOTES

Joey Wolff
Finch Turf, Inc.
9 Venture Way
Eldersburg, MD 21784-6936
jwolff@finchturf.com

Prepared For

OCEAN PINES GOLF & CC
 239 OCEAN PKWY
 BERLIN, MD 218111901
 (410) 641-6057

Prepared By

Joey Wolff
 Finch Turf, Inc.
 9 Venture Way
 Eldersburg, MD 21784-6936
 jwolff@finchturf.com

Quote Id 1338569

Creation Date 25-Nov-2025

Expiration Date 25-Dec-2025

Quote Summary

Equipment Summary	QTY In Group
GATOR™ TX (Model Year 2026)	1
TEKTITE MESH CAB	1
Equipment Total	\$16,481.24
<hr/>	
Quote Summary	
Total Selling Price	\$16,481.24
Sub-total	\$16,481.24
Balance Due	\$16,481.24

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote # 1338569
 Customer OCEAN PINES GOLF & CC

GATOR™ TX (Model Year 2026)

QTY In Group : 1

Equipment Notes

Hours ---
 Serial Number ---
 Stock Number ---
 PUK Parent Serial #

Equipment Summary

Code	Description	Qty
56A9M	GATOR™ TX (Model Year 2026)	1

Base / Options

Code	Description	Qty
001F	US 49 State	1
0505	Build to Order	1
1015	Turf Tires	1
4079	Less Roof and Panels	1
5100	Base Comfort and Convenience Package	1

Total Base / Options

Dealer Attachments

Code	Description	Qty
BM23989	Drawbar/ ball mount for 1.25 in. receiver hitch	1

Total Dealer Attachments

Other Charges

Description

FREIGHT

Total Adjustments

Total Selling Price



TEKTITE MESH CAB

QTY In Group : 1

Equipment Notes

Hours ---

Serial Number

Stock Number ---

PUK Parent Serial # ---

Equipment Summary

Code	Description	Qty
1	TEKTITE MESH CAB Golf Product Implements	1
Total Base / Options		

< [Search results](#)



2026 Polaris Ranger XP 1000 NorthStar Edition Ultimate

[Mechanicsburg, PA - 72 miles away](#) [Dealer's website](#)

\$32,599

[Est. monthly payment](#)

Email

Call

11 days listed 4 views 0 saves

Features and specs

Stock #: 7842



Side by Side
Type



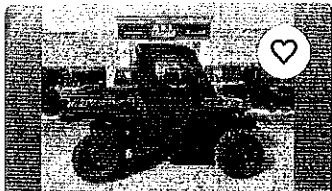
New
Condition



Polaris Pursuit Camo
Primary color



More from this dealer



**New 2026 Polaris
Ranger XP 1000 NorthSt...**
Mechanicsburg, PA · 72 mile...
\$32,999



**New 2026 Polaris
Ranger Crew XP 1000 N...**
Mechanicsburg, PA · 72 mile...
\$34,999



**New 2026 Polaris
Sportsman 850 Trail**
Mechanicsburg, PA · 72 mile...
\$13,199



**New 2026 Polaris
RZR PRO XP Ultimate**
Mechanicsburg, PA · 72 mile...
\$33,999

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ZFORCE Series

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Sport, Naked and Adventure Bikes You Asked. We Engineered.

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Polaris Ranger UTVs - UTV Direct Polaris Ranger XP

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rating

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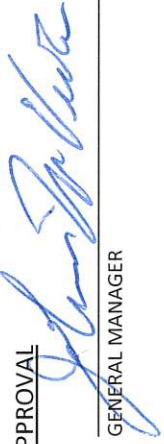

[Bike Sales \(Australia\)](#)



**OCEAN PINES ASSOCIATION, INC.
BID REQUEST FORM**

DEPARTMENT Public Works DATE February 17, 2026
 ITEM DESCRIPTION Irrigation Pond #18 Bulkhead Replacement 435 linear ft.
 FOR REPLACEMENT OF (if applicable) Pond #18 Bulkhead Replacement
 RESERVE STUDY - PAGE # 142 LINE# 003.07.0014 BUDGET AMOUNT \$ Factored into FY26-27 Capital Budget Rollforward @ \$140K.

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
Newport Bay Construction LLC 64 Burr Hill Drive Ocean Pines, MD 21811	\$163,125.00		
Fisher Marine Construction 7203 Fisher Lane Chincoteague, VA 23336	\$141,375.00		Contractor is working on the yearly bulkhead contract, and could do the irrigation pond while working in OPA. Staff Recommended Preferred Vendor
			\$325 / Linear Foot = Great Value, normally @ \$450+. At \$375 in comparison Bid.

DEPT. HEAD  DATE <u>2/18/26</u>	APPROVAL  GENERAL MANAGER DATE <u>2/18/26</u>
ACCOUNTING  DATE <u>2/18/26</u>	BOARD DATE _____

* Please limit 1 item per sheet



64 Burr Hill, Drive
Berlin, MD 21811

info@newportbayconstruction.com

724-372-3201

Proposal

Ocean Pines Association		Job Name	
Address		Same	
City, State Zip		Job Address	
Phone		Same	
Date Submitted	02/09/2026	City State Zip	
		Same	
		Email	Date of Plans

The Following Proposal is for installation of aprox. 435 linear feet of new bulkhead on the irrigation pond at the golf course

Price per linear foot is \$375.00

This does not include any landscaping

We hereby propose to furnish material and labor in accordance to the above specifications, \$ 163,125.00 for the sum of:

Payment to be made as follows:

\$54,375.00 Due Upon Signing, \$54,375.00 Due Once Half Complete \$54,375.00 Due Upon Completion

Newport Bay Construction (NBC) is not paid in above terms NBC will charge 15% month finance charge, If NBC is not paid within 30days from invoice payment date NBC may begin court collections proceedings or other proceedings to obtain payment in full including all fees, costs and finance charges associated. If NBC begins court collection proceedings or other proceedings customer will be responsible for paying account in full plus all fees and court costs associated with the collection of all dept to Newport Bay Construction

Authorized Signature

Jamie Montgomery

Proposal Valid for

15

Days

Acceptance of Proposal - The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above

Signature

Date Authorized:

Signature



OCEAN PINES ASSOCIATION, INC.
 BID REQUEST FORM

DEPARTMENT Pubic Works DATE February 25, 2026

ITEM DESCRIPTION Drainage-Irrigation Pond #16 Bulkhead Replacement

FOR REPLACEMENT OF (if applicable) Pond #16 Bulkhead Replacement

RESERVE STUDY - PAGE # 145 LINE# 3.07.11 BUDGET AMOUNT \$ Included in FY 26-27 Budget Roll Forward.

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
Fisher Marine Construction 7203 Fisher Lane Chincoteague, VA 23336	\$ 75,000.00		Contractor is working on the yearly bulkhead contract and could do the drainage & irrigation pond while here in OPA. Staff Recommended Prefer Vendor <u>INCLUDES MATERIAL</u>
Newport Bay Construction LLC 64 Burr Hill Drive Ocean Pines, MD 21811	\$ 87,500.00		
Ben's Marine Construction, LLC 12251 Sinepuxtent Road Berlin, MD 21811			Reached out Ben's Marine Construction stated he was busy with other projects to submit a bid.

DEPT. HEAD	DATE	APPROVAL	DATE
<i>[Signature]</i>	<u>2/26/26</u>	<i>[Signature]</i>	<u>2/26/26</u>
ACCOUNTING	DATE	GENERAL MANAGER	DATE
<i>[Signature]</i>	<u>2/26/26</u>	<i>[Signature]</i>	<u>2/26/26</u>
	DATE	BOARD	DATE

*Please limit 1 item per sheet

PROPOSAL

Date: February 25, 2026

Fisher Marine Construction, Inc.

7203 Fisher Drive,
Chincoteague, VA 23336
Phone: 757-336-5419 / Cell: 410-251-4223

TO: Ocean Pines Assoc.
Attn: Eddie Wells
1 Firehouse Lane
Ocean Pines, MD 21811



Contact	Terms
Lisa Jarman ljarmar@oceanpines.org	\$25,000 when job started, \$25,000 when job is half completed, \$25,000 when job is completed
Golf Course:	
Furnish materials, equipment and labor to install 250 L.F. +/- at Hole 16	
<i>\$300 / Linear Foot =</i>	
Proposed Total: \$75,000.00	

Proposal Authorized by: *Dean Fisher*

Owner responsible for extra costs of permits and backfill (if required). Fisher Marine Construction to distribute backfill. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. **The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.**

To accept this quotation, sign here and return: _____



- Pile Driving
- Bulkheads
- Docks
- Dredging

**Thank you
for your
business!**



64 Burr Hill, Drive
Berlin, MD 21811

info@newportbayconstruction.com

724-372-3201

Proposal

Ocean Pines Association		Job Name	
Address		Same	
City, State Zip		Job Address	
Ocean Pines, MD 21811		Same	
Phone	Date Submitted	Email	Date of Plans
215-260-6641	02/25/2026		

The Following Proposal Is For The Installation Of Aprox. 250 Linear Feet Of New Wood Bulkhead At Hole 16 Pond On Golf Course

Price Per Linear Foot Is \$350.00

This Does Not Include Any Landscaping

We hereby propose to furnish material and labor in accordance to the above specifications, \$ 87,500.00 for the sum of:

Payment to be made as follows:

\$30,000.00 Due Upon Signing, \$57,500.00 Due Upon Completion

Newport Bay Construction (NBC) is not paid in above terms NBC will charge 15% month finance charge, If NBC is not paid within 30days from invoice payment date NBC may begin court collections proceedings or other proceedings to obtain payment in full including all fees, costs and finance charges associated. If NBC begins court collection proceedings or other proceedings customer will be responsible for paying account in full plus all fees and court costs associated with the collection of all dept to Newport Bay Construction

Authorized Signature

Jamie Montgomery

Proposal Valid for

15

Days

Acceptance of Proposal - The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above

Signature

Date Authorized:

Signature

11-0424
30 WESTFIELD CIRCLE

VIOLATION – DRIVEWAY



11-0424
30 WESTFIELD CIRCLE

VIOLATION – MAINTENANCE



13-0118
44 BRANDYWINE DRIVE

VIOLATION – UNREGISTERED VEHICLE



13-0118
44 BRANDYWINE DRIVE

VIOLATION – TRASH/DEBRIS



OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Steve Ransdell

2. Address: 128 Boston Dr

3. Email: srsandell@comcast.net

4. Telephone: 301-537-4408 Property Owner for 20 (years)

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

- | | | |
|---|----------------|-------------------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Elections | Re-Appointment | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Golf | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Potential Term: 1st 2nd 3rd ~ Term will expire: 1st will expire April 15, ~~2026~~ 2026

6. Why do you want to be on this Committee? Continuing to keep our elections fair and honest.

7. What knowledge/input can you offer to this Committee? Committee chairman for the past 3 years I have worked with the Board to establish procedures that have led to repeated successful hybrid elections.

Steve p. Ransdell January 1, 2026
Signature Date

1st Endorsement from Committee Chairperson:
Comment: _____

Steve P. Ransdell January 1, 2026
Signature Date

2nd Endorsement from Board Liaison to Committee:
Comment: THIS ENDORSEMENT IS FOR 2ND TERM AS WELL AS CHAIRPERSON FOR THIS COMMITTEE STEVE CONTINUES IMPROVEMENT QUEST TO MAKE EVERYONES VOTE COUNT

Jessy W. Hammer 02-10-2026
Signature Date

Board Action: _____ Date: _____

President's Signature Date