



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

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

<https://teams.microsoft.com/meet/21275982595717?p=JVtK78t5psKvgthbq5>

Call to Order – John Latham, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

February 28, 2026 – Regular Meeting

Announcement of Email Votes/Motions – Jeff Heavner

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 –

None

CPI Violations –

None

Unfinished Business –

None

New Business –

Motion to establish a 6% interest rate for delinquent assessment fees for FY 2026/2027 –  
Monica Rakowski

Good Neighbor Awards – Elaine Brady

Appointments –

Rob Keesling – 1<sup>st</sup> Term – Elections

Adjournment



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, February 28, 2026  
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), Bruce Bright (Legal Counsel), 20 Association members, and approximately 8 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** –

Dr. Lakernick moved to accept the minutes from the January 24, 2026 Regular Meeting, Ms. Brady seconded, all in favor.

**President's Remarks – John Latham**

Mr. Latham thanked the Ocean Pines staff and the Ocean Pines Volunteer Fire Department for their work during the blizzard.

Mr. Latham congratulated Rick Farr for stepping up as the new President of the Worcester County Veterans Memorial, and thanked Marie Gilmore for her many years serving as President. The organization is also seeking new members.

The Worcester County Commissioners annual grant request meeting will be held on March 3<sup>rd</sup>, with the County letting us know of the funds received usually in June.

Mr. Latham mentioned the several events that are happening in the next month.

With the Golf Club undergoing renovation in the grille area, the March Board meeting will be held in the Administration Building.

**GM Report – John Viola (attached)**

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

**Public Comments** –

Amy Peck – 109 White Horse Drive

**Capital Requests** –

Golf Maintenance – Utility Tractor

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

Golf Maintenance – New Holland Loader

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

Golf Operations – Range Picker

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

Public Works – Irrigation Pond #18 Bulkhead

Ms. Rakowski moved to accept the recommendation, Mr. Jacobs seconded, all in favor.

Public Works – Irrigation Pond #16 Bulkhead

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

**CPI Violations –**

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

**Unfinished Business – None**

**New Business –**

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

Mr. Jacobs moved to make changes to the regular board meeting schedule, Ms. Brady seconded, and the motion passed 6-1 with Dr. Lakernick opposed.

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

Mr. Farr moved to approve the recommendations as noted, Ms. Rakowski seconded, all in favor.

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 6-1, with Mr. Jacobs opposed:

Steve Ransdell – 2<sup>nd</sup> Term – Elections

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

The meeting adjourned at 9:45 a.m.

Respectfully submitted:  
Jeff Heavner, Secretary



## OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: <u>Rob Keesling</u>	
2. Address: <u>417 Ocean Parkway, Berlin, MD 21811</u>	
3. Email: <u>rkeeslingjr@verizon.net</u>	
4. Telephone: <u>410.336.6535</u>	Property Owner for <u>6</u> (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 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: 1 <sup>st</sup> 2 <sup>nd</sup> 3 <sup>rd</sup> ~ Term will expire: <u>1<sup>st</sup> TERM 8 MARCH 2029</u>	
6. Why do you want to be on this Committee? <u>In the past, I enjoyed serving the community on the Strategic Planning Committee. The election committee helps ensure that all residents of the community have their voices heard which is essential.</u>	
7. What knowledge/input can you offer to this Committee? <u>Having been a part of Ocean Pines for over 10 years, I am well versed in the bylaws and governance of the community.</u>	
<u><i>Rob Keesling</i></u> Signature	<u>3/23/26</u> Date
1 <sup>st</sup> Endorsement from Committee Chairperson:	
Comment: _____	
<u><i>Steve Ransdell</i></u> Signature	<u>3/24/26</u> Date
2 <sup>nd</sup> Endorsement from Board Liaison to Committee:	
Comment: <u>I BELIEVE ROB WILL MAKE A VALUED ADDITION TO THIS COMMITTEE &amp; THAT IS ATTACHED.</u>	
<u><i>Jeffrey H. ...</i></u> Signature	<u>03-25-2026</u> Date
Board Action: _____	Date: _____
President's Signature _____	Date _____