



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

Saturday, January 24, 2026
9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTMwZmE2MTYtYzc1ZC00NmNjLWJhNGUtODVINzJlZDE5ODUx%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 –

December 20, 2025 – 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 –

4 White Sail Circle (2) 32 Royal Oaks Drive

Unfinished Business –

None

New Business –

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

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

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

Historic Task Group update – Elaine Brady

Good Neighbor Awards – Elaine Brady

Appointments –

Colette Horn – 2nd Term – Budget & Finance

Adjournment



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 31st, Thursday night trivia at the Yacht Club, and a murder mystery event at the Community Center on February 21st.

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

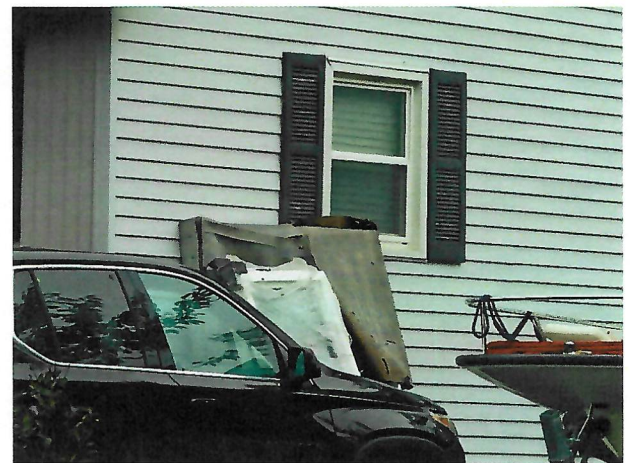
Adjournment – Mr. Farr moved to adjourn, Dr. Lakernick seconded, all in favor.

The meeting adjourned at 9:34 a.m.

Respectfully submitted:

Jeff Heavner, Secretary

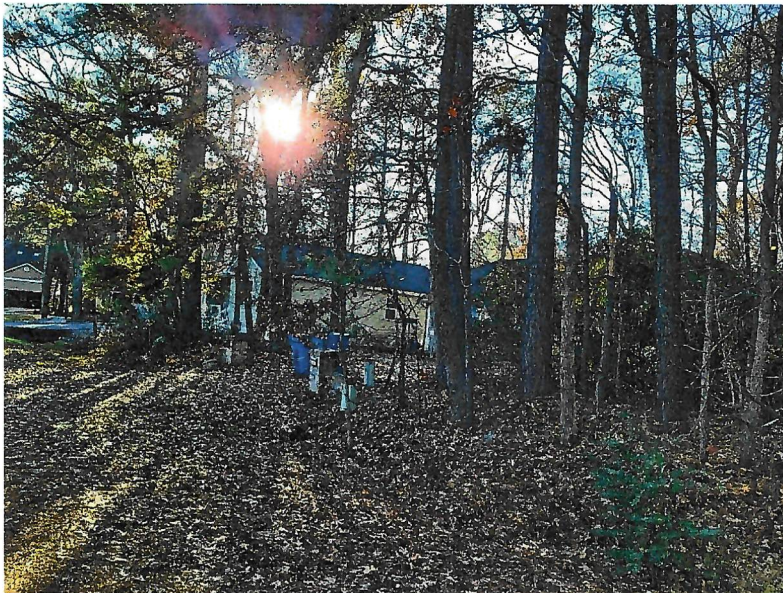
01-0693
4 WHITE SAIL CIRCLE
VIOLATION – MAINTENANCE



01-0693
4 WHITE SAIL CIRCLE
VIOLATION – BOX TRAILER



10-0253
32 ROYAL OAKS DRIVE
VIOLATION – MAINTENANCE



OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Colette Horn

2. Address: 35 Sundial Circle, Berlin, MD 21811

3. Email: colettehorn@gmail.com

4. Telephone: 443-791-7724 Property Owner for 10 (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 checked="" type="checkbox"/> Budget & Finance | Re-Appointment | <input checked="" 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 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: 1st 2nd 3rd ~ Term will expire: _____

6. Why do you want to be on this Committee? I had been a part of this committee two years ago, but had to step off because of time constraints. Those constraints are no longer an issue, and I would like to resume working with this committee

7. What knowledge/input can you offer to this Committee? My 6 years of involvement as a member of the OPA Board of Directors and my attention to the present financial data have equipped me with knowledge of the historical and current status of our finances.

Signature 1/8/26
Date

1st Endorsement from Committee Chairperson:
Comment: Based on her experience I can endorse her for membership
[Signature] 1/12/26
Date

2nd Endorsement from Board Liaison to Committee:
Comment: _____
[Signature] 1/15/2026
Date

Board Action: _____ Date: _____

President's Signature Date