



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

Saturday, April 25, 2026  
9:00 AM, Clubhouse Meeting Room

<https://teams.microsoft.com/meet/285691682380051?p=w6XryEdeBSBoDQ6qKR>

Call to Order – John Latham, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

March 28, 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 –

Public Works – Stormwater Pipe Replacement

CPI Violations –

5 Windjammer Road  
1 Seafarer Lane (2)

628 Ocean Parkway  
37 Liberty Street (2)

1 Marview Drive (2)  
1034 Ocean Parkway

For Contractor:

1034 Ocean Parkway (tree)

Unfinished Business –

None

New Business –

First reading of changes to the Architectural Review Committee Guidelines – Elaine Brady

Good Neighbor Awards – Elaine Brady

Appointments –

Mickey Lobb – 1<sup>st</sup> Term (Alternate) – ARC

Adjournment



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, March 28, 2026  
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), Bruce Bright (Legal Counsel), 13 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, Ms. Brady seconded, all in favor.

**Approval of Minutes –**

Mr. Farr moved to accept the minutes from the February 28, 2026 Regular Meeting, Ms. Rakowski seconded, all in favor.

**Announcement of Email Votes/Motions – Jeff Heavner**

Mr. Heavner announced that on March 18, 2026, the Board voted unanimously to accept the staff recommended bid for the construction of the Yacht Club Tiki Kitchen and award the contract to My Hands Handyman for \$316,500.

**President's Remarks – John Latham**

Mr. Latham thanked Mr. Heavner for the model he made of the new fire station.

With the departure of Mr. Jacobs, Pat Lehnerd was appointed to fill the vacancy on the Board. Mr. Latham congratulated Mr. Lehnerd.

Mr. Latham reminded everyone that there are 82 miles of road and asked everyone for their patience with having the debris removed by Public Works from the blizzard.

Commissioner Bertino will be holding his town hall on Thursday, April 2 at 6:00 pm at the Ocean Pines Library. He will be providing an update on what is going on around the County and discussing the proposed budget.

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

The Worcester County Veterans Memorial Foundation is seeking new members.

**Swearing in of Officer Charles Lowery – John Latham**

Mr. Latham swore in Officer Lowery.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Joe Beran – 96 White Horse Drive

**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

Ms. Rakowski moved to establish a 6% interest rate for delinquent assessment fees  
for FY 2026/2027, Mr. Farr 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, Dr. Lakernick seconded, all in favor:

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

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

The meeting adjourned at 9:45 a.m.

Respectfully submitted:  
Jeff Heavner, Secretary



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

DEPARTMENT Public Works DATE April 14, 2026  
 ITEM DESCRIPTION 95 Teal Circle Bulkhead Stormwater Pipe Replacement  
 FOR REPLACEMENT OF (if applicable) \_\_\_\_\_  
 RESERVE STUDY - PAGE # \_\_\_\_\_ LINE# \_\_\_\_\_ BUDGET AMOUNT \$ replacement 2026-27 fiscal year

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
Dylan's Lawn Care LLC Williams Street Berlin, MD 21811	\$30,550.00		
Deppe Brothers Excavation LLC 12046 St. Martins Neck Road Bishopville, MD 21813	\$27,100.80		Contractor has done many projects for OPA over the years, does great job and very dependable. Preferred Vendor Staff Recommended
Fisher Marine Construction			No bid submitted due too many different projects on his books at this time, including our 2026-27 bulkhead replace

<u>APPROVAL</u>	
DEPT. HEAD <u>[Signature]</u>	DATE <u>4/14/26</u>
ACCOUNTING <u>[Signature]</u>	DATE <u>4/20/26</u>
GENERAL MANAGER _____	DATE _____
BOARD _____	DATE _____

\*Please limit 1 item per sheet

Accept

Decline

# Estimate

Date: Apr 10, 2026  
No. 4139

## Dylan's Lawn Care LLC

Dylan's Lawn Care, LLC  
PO Box 103  
Berlin, Maryland 21811  
(443) 944-3559 Office  
<https://www.dylanslawncarellc.com/>  
dylanslawncare1982@gmail.com

**Dylan's Lawn Care, LLC**  
443-944-3559



"You grow it, we'll mow it!"

dylanslawncare1982@gmail.com

**Presented To:**

Ocean Pines Association  
Nobie Violante  
239 Ocean Parkway  
Ocean Pines, MD 21811  
410-641-7425 Business  
443-497-0831 Nobie Violante

**Service Location:**

95 Teal Circle Ocean Pines

Description	Qty	Each	Amount
<b>Estimate</b>	1	\$22,450.00	\$22,450.00
<ul style="list-style-type: none"> <li>Remove pipe and install stone.</li> <li>Install 15" HDPE drain pipe @ 4'.</li> <li>Backfill, level, grade.</li> <li>Install seed and straw.</li> <li>This price includes machine, 3/4" Stone, HDPE Poly Drain Pipe</li> </ul>			
<b>Estimate</b>	1	\$8,100.00	\$8,100.00
<ul style="list-style-type: none"> <li>Hydrovac hand dig excavator.</li> </ul>			
<b>Total</b>			<b>\$30,550.00</b>



# ESTIMATE

**Deppe Brothers Excavation L.L.C.**  
 12046 Saint Martins Neck Road  
 Bishopville, Maryland 21813  
 United States

4104304374

**BILL TO**  
**Ocean Pines Association, Inc.**  
 Nobie Violante  
 239 Ocean Parkway  
 Ocean Pines, 21811

4434970831  
 Nviolante@oceanpines.org

**Estimate Number:** 426  
**Customer Ref:** 95 Teal Circle  
**Estimate Date:** April 6, 2026  
**Valid Until:** May 6, 2026  
**Grand Total (USD):** \$27,100.80

Items	Price	Amount
<b>Machine Transportation Fee</b> \$450/ 1 way	\$900.00	\$900.00
<b>Excavate/ Remove Ex. Pipe, Install stone bedding, install 15" HDPE Drain Pipe to Grade, Backfill, Compact, Grade, Seed, &amp; Straw</b> 100' 15" HDPE Flared End 4' Deep+-	\$15,250.00	\$15,250.00
<b>15" HDPE POLY DRAIN PIPE</b> \$22/ft	\$22.00	\$2,200.00
<b>3/4" Clean Stone</b> \$78/ton	\$78.00	\$1,560.00
<b>Seed/ Straw</b>	\$340.80	\$340.80
<b>LANDSCAPING CLEANED UP BY OWNERS. TREES AND BUSHES REMOVED PRIOR. ANYTHING LEFT IN EASEMENT WILL BE REMOVED AND HAULED OFF.</b> NO CHARGE	\$0.00	\$0.00
<b>Hydro- Vac excavate/ expose first 20 foot stick of pipe past fiber optic and cables</b> first 20" from ditch going under fiber optic box hydrovac handdig excavator	\$6,850.00	\$6,850.00
<b>Grand Total (USD):</b>		<b>\$27,100.80</b>



# ESTIMATE

**Deppe Brothers Excavation L.L.C.**  
12046 Saint Martins Neck Road  
Bishopville, Maryland 21813  
United States

4104304374

## Notes / Terms

**\*\*Exclusions\*\***

Engineering fees

Geotechnical service fees

Inspection fees

Architect fees

Damage to unmarked utilities

Replacement of landscape removed

Taxes permits licenses

Payment and/or performance bond

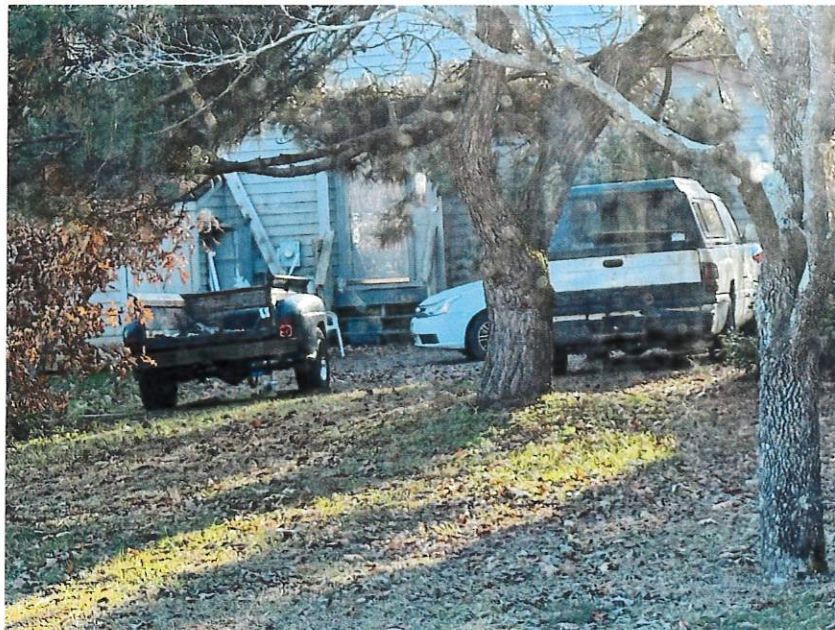
Culvert Pipe

X \_\_\_\_\_

**\*50% Deposit due upon completion of signature\***

Please return a signed copy.

01-0539  
5 WINDJAMMER ROAD  
VIOLATION – UNREGISTERED VEHICLE



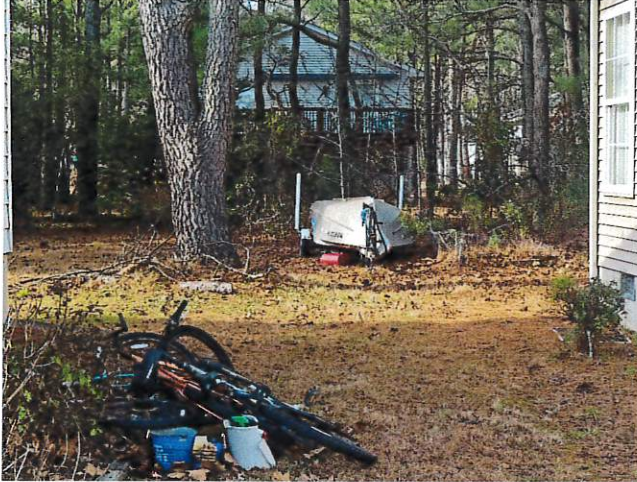
06-0204  
1 SEAFARER LANE  
VIOLATION – DRIVEWAY BORDER



06-0204  
1 SEAFARER LANE  
VIOLATION – DECK SCREENING



09-0349  
628 OCEAN PARKWAY  
VIOLATION – VEHICLE PARKING



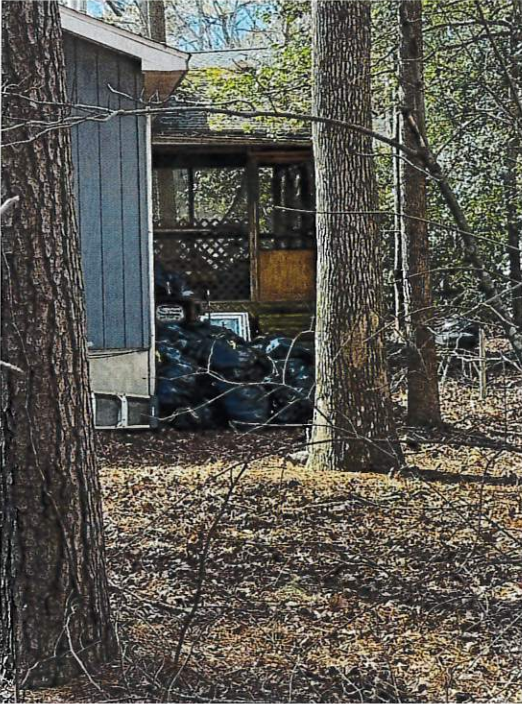
09-0521  
37 LIBERTY STREET  
VIOLATION – MAINTENANCE



09-0521  
37 LIBERTY STREET  
VIOLATION – TRASH/DEBRIS



09-0630  
1 MARVIEW DRIVE  
VIOLATION – TRASH/DEBRIS



09-0630  
1 MARVIEW DRIVE  
VIOLATION – LEAF MAINTENANCE



10-0358  
1034 OCEAN PARKWAY  
VIOLATION – LEAF MAINTENANCE



10-0358  
1034 OCEAN PARKWAY  
VIOLATION – DANGEROUS TREE





# OCEAN PINES ASSOCIATION, INC.

## FIRST READING

**DATE:** April 20, 2025

**TOPIC:** Changes to the Architectural Review Committee Guidelines

**FOR INCLUSION IN MEETING HELD ON:** April 25, 2026

**SUBMITTED BY:** Elaine Brady

**DISCUSSION:** First Reading of changes to the ARC Guidelines.

**PURPOSE AND EFFECT:** Changes to the political candidate and referendum sign requirements.

**BACKGROUND:** Per the legislation passed and waiting the Governor's signature, the time period for displaying political signs needs to be altered from 30 days to 45 days:

1. 45 days before the start of early voting for a primary election, general election, or vote on the proposition; or
2. If there is no early voting, 45 days before the primary election, general election, or vote on the proposition.

The 7-day requirement to remove signs after the election is concluded remains the same.

#### **600.4 Political Candidate and Referendum Signs. (See definitions in Glossary)**

A. Property Owner Approval. Candidate signs and referendum signs may not be displayed on any developed lot or vacant lot without approval of the property owner.

B. Common Property. The Association shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Political signs (candidate signs and referendum signs) and political displays or literature are prohibited from being placed or distributed on or in any property, right-of-way, building, bulletin board, structure, road sign or tree owned by, or under control of the Association.

C. Time Period. Subject to the other provisions of this Section 600.4, political candidate signs and referendum signs are permitted to be posted on or within Ocean Pines lots/properties which are not owned by the Association, for a period of ~~forty-five~~ thirty (45) days immediately prior to the beginning of early voting for a primary, general, or referendum election in which the advertised candidate is running for public office or the advertised referendum question is to be voted upon, or if there is no early voting, for a period of forty-five (45) days immediately prior to the day of the primary, general, or referendum election in which the advertised candidate is running for public office or the advertised referendum question is to be voted upon; and for a period of seven (7) days after the primary, general, and/or referendum election voting is concluded. in which the advertised candidate is running for public office or the advertised referendum question is to be voted upon.

D. Specifications. The general criteria set forth in Section 600.2 shall not apply to candidate signs and referendum signs.

#### **Section 600.5 Ocean Pines Board Candidate and Referendum Signs. (See definitions in Glossary)**

A. Property Owner Approval. Board Candidate and Ocean Pines Referendum signs may not be displayed on any developed lot or vacant lot without approval of the property owner.

B. Specifications. Board Candidate and Ocean Pines Referendum signs must be in conformance with Section 600.2 but may be in any color or material.

C. Time Period. Board Candidate signs and Ocean Pines referendum signs must be taken down within seven (7) days after the election in which the advertised candidate is running or the meeting at which the advertised referendum question is to be voted upon.