



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

Monday, July 27, 2026
6:00 PM, Clubhouse Meeting Room

<https://teams.microsoft.com/meet/219558925431413?p=MzNv1sYNau6uxrigC>

Call to Order – John Latham, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

June 29, 2026 – Regular Meeting

Announcement of Email Votes/Motions – Jeff Heavner

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 –

Golf Maintenance – Irrigation Phase III

Golf Maintenance – Mower

Public Works – Beach Club Exterior Demolition

Public Works – Beach Club Interior Demolition

CPI Violations –

19 Pinehurst Road

141 Teal Circle

762 Ocean Parkway

37 Liberty Street (2)

943 Yacht Club Drive

Unfinished Business –

None

New Business –

Good Neighbor Award – Elaine Brady

Appointments –

None

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Monday, June 29, 2026
6:00 p.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), Bruce Bright (Legal Counsel), 25 Association members, and approximately 10 attendees through Microsoft Teams.

Call to Order – John Latham called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

Approval of Agenda –

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

Approval of Minutes –

Mr. Lehnerd moved to accept the minutes from the May 30, 2026 Regular Meeting, Ms. Brady seconded, all in favor.

President's Remarks – John Latham

Mr. Latham acknowledged former Chair of the Environmental Committee, Sharon Santacroce, who recently passed away.

Mr. Latham encouraged everyone to email info@oceanpines.org or directors@oceanpines.org to receive accurate information instead of getting information on non-OPA social media sites.

There has been an increased use of e-bikes recently. The Police Department put out a press release on safety of using e-bikes and will continue to monitor activity.

Mr. Farr announced that the Veterans Memorial Foundation golf tournament will be held on September 16, 2026.

Mr. Heavner presented information regarding the election process, including the distribution of ballots via email and mail, and voting options (electronic or paper ballots).

Mr. Lehnerd announced the first meeting of the volunteer group for the Chesapeake Bay Trust Grant opportunity will be held this Wednesday, July 1, 2026 at 4:00 p.m. in the Administration Building conference room.

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

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Monica Rakowski – 34 Cannon Drive

Capital Requests – None

CPI Violations –

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

Ms. Rakowski moved to have a contractor resolve the violation at 9 Dogwood Place and place charge for service against the owner's assessment, Ms. Brady seconded, all in favor.

Unfinished Business – None

New Business –

Presentation of volunteer clean up services (Liam McAllister) – John Latham
Presentation made by Mr. McAllister.

Appointments –

Mr. Latham moved to accept the following appointment, Ms. Rakowski seconded, all in favor:

Everett Boyd – 1st Term – ARC

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

The meeting adjourned at 6:44 p.m.

Respectfully submitted:
Jeff Heavner, Secretary



OCEAN PINES ASSOCIATION, INC.
BID REQUEST FORM

DEPARTMENT Golf Maintenance

DATE 7/6/26

ITEM DESCRIPTION IRRIGATION DEPARTMENT PHASE 3

FOR REPLACEMENT OF (if applicable)

RESERVE STUDY - PAGE # _____ LINE# _____ BUDGET AMOUNT \$ 900,000 in FY 26-27 Budget

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
IRRIGATION SERVICES INC.	\$925,000.00		* RECOMMENDED * CURRENT CONTRACTOR WE HAVE USED AND GREAT PRICE.
LAUNDEADES UNLIMITED LLC.	\$948,125.00		
NATIONAL LAUNO SPROCKETS	\$996,500.00		

DEPT. HEAD	APPROVAL	GENERAL MANAGER	DATE
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>7/20/26</u>
ACCOUNTING	BOARD	DATE	DATE
<u>[Signature]</u>		<u>7/15/26</u>	

PART 3 - BID FORM

Ocean Pines Golf Club
Irrigation Project - Phase 3

I/We of Irrigation Services Inc. the undersigned, having carefully examined the conditions affecting the work defined by the drawings and specifications, do hereby offer to furnish all materials, labor, tools, equipment, machinery, insurance, taxes and services necessary to complete phase 3 of the construction of the golf course irrigation system at Ocean Pines Golf Club in Ocean Pines, MD, in accordance with Drawings and Specifications dated June 4, 2026, including Addenda Nos. _____ through _____, issued prior to date of opening of Bids, which is hereby acknowledged, for the following considerations.

Base Bid (Holes 11, 15, 16, and 17. Transfer pipe.)

The sum of _____ Dollars \$ 925,000

Add Option 1 (Hole 14)

The sum of _____ Dollars \$ 187,500

Add Option 2 (Hole 13)

The sum of _____ Dollars \$ 119,000

Add Option 3 (Hole 12)

The sum of _____ Dollars \$ 252,000

The Bidder understands that the Owner reserves the right to reject this Bid.

The Bidder also agrees that this bid shall be good and may not be withdrawn (except as noted in the instructions to Bidders) for a period of thirty calendar days after the scheduled closing time for receiving bids.

Company Name: Irrigation Services Inc.

Address: P.O. Box 342, Haymarket, Va 20168

Phone: 703-407-7791

Email: gmackisi@comcast.net

Signed: _____

Printed: Geoffrey M. Mack

Date: 7-1-2026

PART 3 - BID FORM

Ocean Pines Golf Club
Irrigation Project - Phase 3

I/We of Landscapes Unlimited, LLC the undersigned, having carefully examined the conditions affecting the work defined by the drawings and specifications, do hereby offer to furnish all materials, labor, tools, equipment, machinery, insurance, taxes and services necessary to complete phase 3 of the construction of the golf course irrigation system at Ocean Pines Golf Club in Ocean Pines, MD, in accordance with Drawings and Specifications dated June 4, 2026, including Addenda Nos. N.A. through _____, issued prior to date of opening of Bids, which is hereby acknowledged, for the following considerations.

Base Bid (Holes 11, 15, 16, and 17. Transfer pipe.)

The sum of Nine Hundred Forty-eight Thousand One Hundred Twenty-five Dollars \$ 948,125.00

Add Option 1 (Hole 14)

The sum of One Hundred Ninety-two Thousand One Hundred Ninety Dollars \$ 192,190.00

Add Option 2 (Hole 13)

The sum of One Hundred Twenty-nine Thousand One Hundred Seventy-five Dollars \$ 129,175.00

Add Option 3 (Hole 12)

The sum of Two Hundred Fifty-eight Thousand Three Hundred Ninety-five Dollars \$ 258,395.00

The Bidder understands that the Owner reserves the right to reject this Bid.

The Bidder also agrees that this bid shall be good and may not be withdrawn (except as noted in the Instructions to Bidders) for a period of thirty calendar days after the scheduled closing time for receiving bids.

Company Name: Landscapes Unlimited, LLC

Address: 1201 Arica Drive, Lincoln, NE 68512

Phone: (402) 423-6653

Email: roy@landscapesunlimited.com

Signed: Roy Wilson

Printed: Roy Wilson

Date: July 2, 2026

PART 3 - BID FORM

Ocean Pines Golf Club
Irrigation Project - Phase 3

I/We of National Lawn Sprinklers, Inc. the undersigned, having carefully examined the conditions affecting the work defined by the drawings and specifications, do hereby offer to furnish all materials, labor, tools, equipment, machinery, insurance, taxes and services necessary to complete phase 3 of the construction of the golf course irrigation system at Ocean Pines Golf Club in Ocean Pines, MD, in accordance with Drawings and Specifications dated June 4, 2026, including Addenda

Nos. 0 through 0, issued prior to date of opening of Bids, which is hereby acknowledged, for the following considerations.

Base Bid (Holes 11, 15, 16, and 17. Transfer pipe.)

The sum of nine hundred ninety-six thousand five hundred Dollars \$ 996,500.00

Add Option 1 (Hole 14)

The sum of two hundred two thousand five hundred Dollars \$ 202,500.00

Add Option 2 (Hole 13)

The sum of one hundred twenty-two thousand Dollars \$ 122,000.00

Add Option 3 (Hole 12)

The sum of two hundred ninety-three thousand Dollars \$ 293,000.00

The Bidder understands that the Owner reserves the right to reject this Bid.

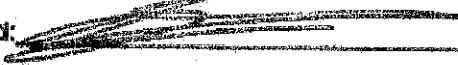
The Bidder also agrees that this bid shall be good and may not be withdrawn (except as noted in the Instructions to Bidders) for a period of thirty calendar days after the scheduled closing time for receiving bids.

Company Name: National Lawn Sprinklers, Inc.

Address: 645 North Broadway, White Plains, NY 10603

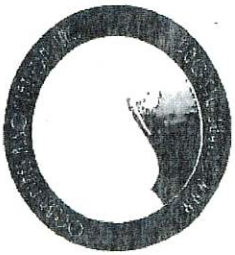
Phone: (914) 946-8888

Email: gordon@natlawn.com

Signed: 

Printed: Gordon Holmes

Date: July 2, 2026



OCEAN PINES ASSOCIATION, INC.
BID REQUEST FORM

DEPARTMENT Golf Maintenance

DATE 7/3/26

ITEM DESCRIPTION TRIPLEX MOWER

FOR REPLACEMENT OF (if applicable) 2000 DERE TRIPLEX

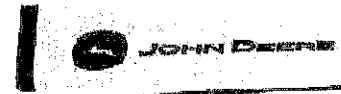
RESERVE STUDY - PAGE # LINE# 3.06.52 BUDGET AMOUNT \$ 58,000 in February Budget

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
FINCH TURF	\$60,483.00		
TURF EQUIPMENT	\$56,258.00		* RECOMMENDED * GOOD PRICE AND SERVICE
JACOBSEN	—		FACILITIES ALL OVERSEAS

DEPT. HEAD	APPROVAL	DATE
<u>[Signature]</u>	<u>[Signature]</u>	<u>7/3/26</u>
ACCOUNTING	GENERAL MANAGER	DATE
<u>[Signature]</u>	<u>[Signature]</u>	<u>7/15/26</u>
	BOARD	DATE

*please limit 1 item per sheet

Revised 9/13/18



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
jwolff@finchturf.com

Quote Id 1734125

Creation Date 10-Mar-2026

Expiration Date 09-Apr-2026

Quote Summary

Equipment Summary	Selling Price	QTY In Group	Extended
2700 E-Cut Hybrid Triplex Mower	\$60,483.00	1	\$60,483.00
Equipment Total			\$60,483.00
Quote Summary			
Total Selling Price			\$60,483.00
Sub-total			\$60,483.00
Balance Due			\$60,483.00

Salesperson : X _____

Accepted By : X _____



TURF-EQUIPMENT.COM

May 22, 2026

Mr. Justin Hartshorne
Ocean Pines Golf Club

Dear Justin:

As requested, I am pleased to quote the selling prices for the following pieces of equipment. The prices include full service set up and delivery but no applicable state sales tax and are good through July 31, 2026. Terms are 1% 10 days, net 30. There is a 2.5% processing fee if paying by credit card.

1 Toro Greensmaster 3300 triflex with:

- 21 HP B&S Vanguard gas engine
- Three 11 bladed DPA cutting units
- Hydraulic drive to cutting units
- Front solid rollers
- LED light kits
- Two year/ 1500 hour warranty

Price each \$56,258

Optional powered rear roller brush kit add \$4,580

1 Toro Greensmaster 3320 triflex with:

- 21 HP B&S Vanguard gas engine
- Three 11 bladed DPA cutting units
- Electric drive to cutting units
- Front solid rollers
- LED light kits
- Two year/ 1500 hour warranty

Price each \$59,978

Optional powered rear roller brush kit add \$4,580

JESSUP
8015 Dorsey Run Rd
Jessup, MD 20794
800.827.3711

WEST CHESTER
16 Hegerty Blvd
West Chester, PA 19382
888.384.8676

FAIRFAX
2825 B & C Dorr Ave
Fairfax, VA 22031
703.573.2977

FRANKFORD
33180 Dupont Blvd
Frankford, DE 19945
302.732.9280



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

DEPARTMENT Public Works

DATE July 24, 2026

ITEM DESCRIPTION Beach Club Exterior Demolition

FOR REPLACEMENT OF (if applicable) n/a

RESERVE STUDY - PAGE # LINE# BUDGET AMOUNT \$ Beach Club Initiative

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
Absolute Demolition 1545 Teal Drive Ocean City, MD 21842	\$51,616.00		Staff recommended
Bennett Construction 515 S. Camden Avenue Fruitland, MD 21826	\$82,448.00		
My Hands Handyman 2 Booker Street Georgetown, DE 19947	\$67,163.00		
The Whayland Co. 100 West Tenth Street Laurel, DE 19956	\$95,500.00		

<u>[Signature]</u> DEPT. HEAD	<u>7/24/26</u> DATE	<u>[Signature]</u> GENERAL MANAGER	<u>7/24/26</u> DATE
<u>[Signature]</u> ACCOUNTING	<u>7/24/26</u> DATE	<u>[Signature]</u> BOARD	<u> </u> DATE

OCEAN PINES BEACH CLUB Exterior Demolition

OCEAN PINES ASSOCIATION, INC. OCEAN PINES, MARYLAND

Proposal By:

NAME / COMPANY: **ABSOLUTE DEMOLITION**

ADDRESS: PO BOX 662 OCEAN CITY, MD. 21843

PHONE NO.: 443.497.1535

EMAIL: bryantbunting@comcast.net

Bidder hereby agrees to furnish and deliver all materials and to complete all the work described in conformance with this Invitation to Bid (ITB) for the OCEAN PINES BEACH CLUB Exterior Demolition, dated July 14, 2026, including all Appendices and addendum.

Proposals shall be submitted in accordance with the conditions of the ITB before 3:00 P.M. on July 22, 2026, to the following address

Ocean Pines Association Department of Public Works,
Attention: Eddie Wells, Public Works Director
1 Firehouse Lane
Ocean Pines, Maryland 21811

In response to the OCEAN PINES BEACH CLUB Exterior Demolition ITB #26-BC001, I/we hereby certify that I/we are the persons interested in submitting this bid proposal as principals in the above firm, and that we have completed and thorough examination of the Invitation to Bid, the work site, the Construction (Contract) Documents contained therein. I/we hereby propose to furnish all necessary materials, machinery, equipment, tools, labor and all other means required to complete this project.

Exterior demolition and removal of the existing exterior walkways, decks, staircases, ramps, railings, benches and accessory structures.

Total Bid Price

\$ 51,616.00

__BB__ Initials

EXTRA WORK, CONTRACT TIME, BONDING, LIQUIDATED DAMAGES, AND PROPOSAL GUARANTY

EXTRA WORK. If requested or required, we further propose to perform all "Extra Work" which may be required to complete the work contemplated on the Bid Form, for unit prices or lump sum prices to be agreed upon in writing prior to starting such extra work. For unforeseen services, if such prices or sums cannot be agreed upon, we propose to perform such work on a Force Account basis.

CONTRACT TIME. Bidder agrees to commence work as specified in the anticipated "Notice to Proceed" and complete all work covered by this ITB / Contract within, or before, 70 calendar days.

Any delay in awarding or the execution of the Contract will not be considered as a basis for any monetary claim; however, an extension of time may be considered by the Association, if warranted.

PROPOSAL GUARANTY. A Bid Bond is not required for this ITB. All submitted proposals shall be valid for a period of 90 days following the Bid Due Date

____BB____ Initials

AFFIDAVITS

THE BIDDER IS HEREBY NOTIFIED THAT THIS DOCUMENT SHALL BE SIGNED IN INK IN ORDER FOR THE BID TO BE ACCEPTED. BY SIGNING, THE BIDDER CERTIFIES THAT HE/SHE WILL COMPLY IN EVERY ASPECT WITH THE ITB TERMS AND SPECIFICATIONS, AS WELL AS THESE AFFIDAVITS.

This bid form shall be filled out legibly in ink or typed. The bid, if submitted by an individual, shall be signed by the individual; if submitted by a partnership, shall be signed by such member or members of the partnership as have authority to bind the partnership; if submitted by a corporation the same shall be signed by the President and attested by the Secretary or an Assistant Secretary.

AFFIDAVIT I:

The bidder, his Agent, servants and/or employees, have not in any way colluded with anyone for or on behalf of the bidder or themselves, to obtain information that would give the bidder unfair advantage over others, nor have they colluded with anyone on behalf of the bidder, or themselves, to gain any favoritism in the award of the contract herein.

AFFIDAVIT II:

No officer or employee of Ocean Pines Association, whether elected or appointed, has in any manner whatsoever, any interest in or has received prior hereto or will receive subsequent hereto any benefit, monetary or material, or consideration from the profits or emoluments of this contract, job, work or service for the Association, and that no officer or employee has accepted or received or will receive in the future a service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally, nor has any such officer or employee of the Association received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable to the Association in connection with this contract, job, work, or service for the Association, excepting, however, the receipt of dividends on corporate stock.

AFFIDAVIT III:

Neither I, nor the bidder, nor any officer, director, or partners, or any of its employees who may be directly involved in obtaining contracts with Ocean Pines Association have been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state, or of the federal government for acts of omissions committed after July 1, 1997.

_____BB__ Initials

SIGNATURE PAGE:

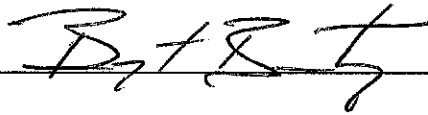
I do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavits are true and correct to the best of my knowledge, information, and belief. If signing on behalf of a partnership or corporation, I certify that I am authorized to do so, and it is my intent to bind the partnership or corporation to this bid. (Note: Bidder to initial or sign all six (6) Proposal Sheets were indicated, and return all six sheets with their bid)

NAME / COMPANY NAME: **ABSOLUTE DEMOLITION**

ADDRESS: PO BOX 662, OCEAN CITY, MD. 21843

FED ID # OR SSN: 260071519

AUTHORIZED SIGNATURE:



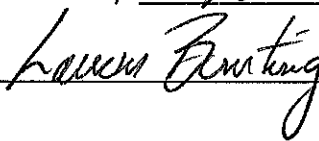
WRITTEN NAME OF PERSON SIGNING: BRYANT BUNTING

DATE: 7/21/2026

SIGNATURE OF WITNESS (IF CORPORATION):



WRITTEN NAME OF WITNESS:



____BB____ Initials

ADDENDA ACKNOWLEDGEMENT:

Bidder acknowledges receipt of the following Addenda and that the price submitted includes any cost/schedule impact the Addenda may have. (Initial next to each Addendum below to acknowledge receipt thereof).

Addendum No. <u> 1 </u>	Dated: 7/16/26 <u> </u>	Initial: <u> BB </u>
Addendum No. <u> </u>	Dated: <u> </u>	Initial: <u> </u>
Addendum No. <u> </u>	Dated: <u> </u>	Initial: <u> </u>
Addendum No. <u> </u>	Dated: <u> </u>	Initial: <u> </u>
Addendum No. <u> </u>	Dated: <u> </u>	Initial: <u> </u>
Addendum No. <u> </u>	Dated: <u> </u>	Initial: <u> </u>



OCEAN PINES ASSOCIATION, INC. BID REQUEST FORM

DEPARTMENT Public Works DATE July 24, 2026

ITEM DESCRIPTION Beach Club Interior Demolition

FOR REPLACEMENT OF (if applicable) n/a

RESERVE STUDY - PAGE # LINE# BUDGET AMOUNT \$ Beach Club Initiative

BIDDER	TOTAL PRICE EACH	DIFFERENCE FROM BUDGETED	COMMENTS
Absolute Demolition 1545 Teal Drive Ocean City, MD 21842	\$61,000.00		
My Hands Handyman 2 Booker Street Georgetown, DE 19947	\$49,957.00		Staff recommended
Poole Contracting 10 S. Main Street, #B Berlin, MD 21811	\$67,090.00		

<u>[Signature]</u> DEPT. HEAD	<u>7/24/26</u> DATE	<u>[Signature]</u> GENERAL MANAGER	<u>7/24/26</u> DATE
<u>[Signature]</u> ACCOUNTING	<u>7/24/26</u> DATE	<u> </u> BOARD	<u> </u> DATE

OCEAN PINES BEACH CLUB Interior Demolition

OCEAN PINES ASSOCIATION, INC. OCEAN PINES, MARYLAND

Proposal By:

NAME / COMPANY: My Hands Handyman, LLC

ADDRESS: 2 Booker St., Georgetown, DE 19947

PHONE NO.: 302-387-2749

EMAIL: myhandshandymanllc@gmail.com

Bidder hereby agrees to furnish and deliver all materials and to complete all described work in conformance with this Invitation to Bid (ITB) for the OCEAN PINES BEACH CLUB Interior Demolition, dated July 16, 2026, including all Appendices and addendum.

Proposals shall be submitted in accordance with the conditions of the ITB before 3:00 P.M. on July 22, 2026, to the following address:

Ocean Pines Association Department of Public Works,
Attention: Eddie Wells, Public Works Director
1 Firehouse Lane
Ocean Pines, Maryland 21811

In response to the OCEAN PINES BEACH CLUB Interior Demolition ITB #26-BC-002, I/we hereby certify that I/we are the persons interested in submitting this bid proposal as principals in the above firm, and that we have completed and thorough examination of the Invitation to Bid, the work site, the Construction (Contract) Documents contained therein. I/we hereby propose to furnish all necessary materials, machinery, equipment, tools, labor and all other means required to complete this project.



Initials

EXTRA WORK, CONTRACT TIME, BONDING, LIQUIDATED DAMAGES, AND PROPOSAL GUARANTY

EXTRA WORK. If requested or required, we further propose to perform all "Extra Work" which may be required to complete the work contemplated on the Bid Form, for unit prices or lump sum prices to be agreed upon in writing prior to starting such extra work. For unforeseen services, if such prices or sums cannot be agreed upon, we propose to perform such work on a Force Account basis.

CONTRACT TIME. Bidder agrees to commence work as specified in the anticipated "Notice to Proceed" and complete all work covered by this ITB / Contract within, or before, 70 calendar days.

Any delay in awarding or the execution of the Contract will not be considered as a basis for any monetary claim; however, an extension of time may be considered by the Association, if warranted.

BONDING. The successful bidder shall furnish Payment and Performance Bonds in the amount of 100% of the Contract Award amount as security for the construction and completion of the Contract in conformance with the terms, Plans, Standard Specifications, General Provisions and Special Provisions of this ITB.

PROPOSAL GUARANTY. A Bid Bond is not required for this ITB. All submitted proposals shall be valid for a period of 90 days following the Bid Due Date

 Initials

AFFIDAVITS

THE BIDDER IS HEREBY NOTIFIED THAT THIS DOCUMENT SHALL BE SIGNED IN INK IN ORDER FOR THE BID TO BE ACCEPTED. BY SIGNING, THE BIDDER CERTIFIES THAT HE/SHE WILL COMPLY IN EVERY ASPECT WITH THE ITB TERMS AND SPECIFICATIONS, AS WELL AS THESE AFFIDAVITS.

This bid form shall be filled out legibly in ink or typed. The bid, if submitted by an individual, shall be signed by the individual; if submitted by a partnership, shall be signed by such member or members of the partnership as have authority to bind the partnership; if submitted by a corporation the same shall be signed by the President and attested by the Secretary or an Assistant Secretary.

AFFIDAVIT I:

The bidder, his Agent, servants and/or employees, have not in any way colluded with anyone for or on behalf of the bidder or themselves, to obtain information that would give the bidder unfair advantage over others, nor have they colluded with anyone on behalf of the bidder, or themselves, to gain any favoritism in the award of the contract herein.

AFFIDAVIT II:

No officer or employee of Ocean Pines Association, whether elected or appointed, has in any manner whatsoever, any interest in or has received prior hereto or will receive subsequent hereto any benefit, monetary or material, or consideration from the profits or emoluments of this contract, job, work or service for the Association, and that no officer or employee has accepted or received or will receive in the future a service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally, nor has any such officer or employee of the Association received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable to the Association in connection with this contract, job, work, or service for the Association, excepting, however, the receipt of dividends on corporate stock.

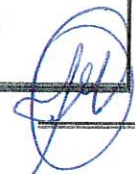
AFFIDAVIT III:

Neither I, nor the bidder, nor any officer, director, or partners, or any of its employees who may be directly involved in obtaining contracts with Ocean Pines Association have been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state, or of the federal government for acts of omissions committed after July 1, 1997.



Initials

SECTION1: BASE BID			
Division	Description	Unit	Total Bid
00	Procurement & Contracting Requirements	LS	\$ 2125
01	General Requirements	LS	\$ 26,453
03	Concrete	LS	\$ n/a
04	Masonry	LS	\$ n/a
05	Metals	LS	\$ n/a
06	Wood, Plastic, Composites	LS	\$ n/a
07	Thermal & Moisture Protection (temporary)	LS	\$ 2986
08	Openings	LS	\$ n/a
09	Finishes	LS	\$ n/a
10	Specialties (dumpsters)	LS	\$ 14,750
11	Equipment	LS	\$ n/a
12	Furnishings	LS	\$ n/a
13	Special Construction	LS	\$ n/a
22	Plumbing	LS	\$ n/a
23	HVAC	LS	\$ n/a
26	Electrical	LS	\$ n/a
27	Communications	LS	\$ n/a
28	Electronic Safety & Security	LS	\$ n/a
31	Earthwork	LS	\$ n/a
32	Exterior Improvements	LS	\$ n/a
33	Utilities (disconnects)	LS	\$ 3643
TOTAL LUMP SUM BASE BID:			\$ 49,957



Initials

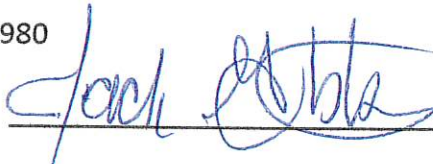
SIGNATURE PAGE:

I do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavits are true and correct to the best of my knowledge, information, and belief. If signing On behalf of a partnership or corporation, I certify that I am authorized to do so, and it is my intent to bind the partnership or corporation to this bid. (Note: Bidder to initial or sign all six (6) Proposal Sheets where indicated, and return all six sheets with their bid)

NAME / COMPANY NAME: My Hands Handyman, LLC

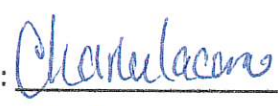
ADDRESS: 2 Booker St., Georgetown, DE 19947

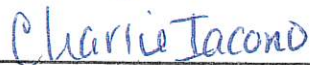
FED ID # OR SSN: 81-3130980

AUTHORIZED SIGNATURE: _____

WRITTEN NAME OF PERSON SIGNING: Jack Gibbs

DATE: 7/21/26

SIGNATURE OF WITNESS (IF CORPORATION): _____

WRITTEN NAME OF WITNESS: _____



03-0181

19 PINEHURST ROAD

VIOLATION – RV PARKING-NO PERMIT



04-0244

141 TEAL CIRCLE

VIOLATION – OVERSIZED VEHICLE



09-0236

762 OCEAN PARKWAY

VIOLATION – MAINTENANCE



09-0521

37 LIBERTY STREET

VIOLATION – MAINTENANCE



09-0521

37 LIBERTY STREET

VIOLATION – TRASH CANS

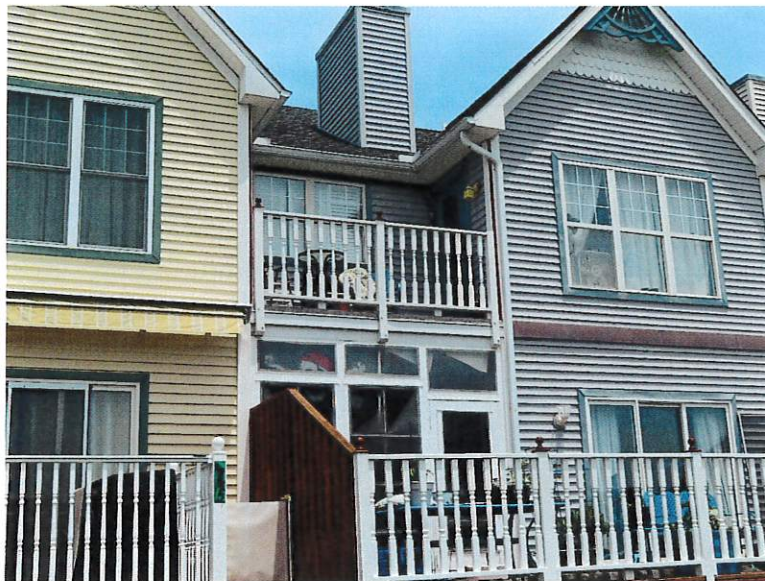


18G-0037
943 YACHT CLUB DRIVE

VIOLATION – MAINTENANCE



BROKEN LIGHT FIXTURE



TORN SCREENS