



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