



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 3rd, 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 – 2nd 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