



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 – 1st 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