



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, April 25, 2026  
9:00 a.m., Clubhouse Meeting Room

PRESENT: John Latham, Rick Farr, Jeff Heavner, Monica Rakowski, Elaine Brady, and Pat Lehnerd.

EXCUSED ABSENCE: Stuart Lakernick.

ALSO PRESENT: John Viola (General Manager), Bruce Bright (Legal Counsel), 9 Association members, and approximately 4 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, Mr. Lehnerd seconded, all in favor.

**Approval of Minutes –**

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

**President's Remarks – John Latham**

Mr. Latham welcomed the newest director, Patrick Lehnerd, to the Board and thanked him for volunteering his time. Mr. Latham also congratulated Director Heavner on being appointed to the Worcester County Veterans Memorial Foundation.

There will be a Worcester County budget meeting on May 5<sup>th</sup> at 6:00 p.m. Mr. Latham encouraged everyone to attend.

Mr. Latham recommended that owners contact the Ocean Pines office to provide any updates to their email addresses so information can be received about the latest updates, including upcoming election information.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Cheryl Jacobs – 1223 Carrollton Lane  
Charlotte Cathell – 36 Pinehurst Road  
Joe Beran – 96 White Horse Drive

**Capital Requests –**

Public Works – Stormwater Pipe Replacement

Ms. Rakowski moved to accept the recommendation, Mr. Lehnerd seconded, all in favor.

**CPI Violations –**

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

Mr. Farr moved to have a contractor resolve the violation at 1034 Ocean Parkway and place charge for service against the owner's assessment, Mr. Heavner seconded, all in favor.

**Unfinished Business – None****New Business –**

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

Good Neighbor Awards – Elaine Brady

Ms. Brady presented certificates for those nominated for good neighbors.

**Appointments –**

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

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

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

The meeting adjourned at 9:41 a.m.

Respectfully submitted:  
Jeff Heavner, Secretary