



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, May 30, 2026
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 14 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, Dr. Lakernick seconded, all in favor.

Approval of Minutes –

Mr. Lehnerd moved to accept the minutes from the April 25, 2026 Regular Meeting, Ms. Brady seconded, all in favor.

Announcement of Email Votes/Motions – Jeff Heavner

Mr. Heavner noted that the Board unanimously voted in favor of the revisions to the ARC Guidelines, which aligns with house bill 758 allowing owners to display candidate signs 45 days before an election or early voting.

President's Remarks – John Latham

Mr. Latham asked for a moment of silence for Jerry Murphy, who passed away this week.

Mr. Latham congratulated Chief Robinson on his upcoming retirement.

For the upcoming election, Mr. Latham urged everyone to update their information with the Administration Building.

The annual Memorial Day ceremony took place on Monday, followed by a luncheon in honor Marie Gilmore's 21 years of service.

Mr. Lehnerd provided information on the grant opportunity through the Chesapeake Bay Trust and how to sign up for the task force to plan for the project.

Mr. Heavner shared information regarding deadlines for the upcoming election.

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

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Tim Peck – 109 White Horse Drive

Cindy Hoffman – 23 Watergreen Lane

Colette Horn – 35 Sundial Circle

Capital Requests – None

CPI Violations – None

Unfinished Business – None

New Business –

Motion to authorize granting of extension for General Manager contract – John Latham
Mr. Latham moved to authorize granting of extension to the General Manager
contract, Ms. Brady seconded, all in favor.

Appointments – None

Adjournment – Dr. Lakernick moved to adjourn, Ms. Rakowski seconded, all in favor.

The meeting adjourned at 9:49 a.m.

Respectfully submitted:
Jeff Heavner, Secretary