



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Monday, June 29, 2026  
6:00 p.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), Bruce Bright (Legal Counsel), 25 Association members, and approximately 10 attendees through Microsoft Teams.

**Call to Order** – John Latham called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

**Approval of Agenda –**

Ms. Rakowski moved to accept the agenda, Mr. Farr seconded, all in favor.

**Approval of Minutes –**

Mr. Lehnerd moved to accept the minutes from the May 30, 2026 Regular Meeting, Ms. Brady seconded, all in favor.

**President's Remarks – John Latham**

Mr. Latham acknowledged former Chair of the Environmental Committee, Sharon Santacroce, who recently passed away.

Mr. Latham encouraged everyone to email [info@oceanpines.org](mailto:info@oceanpines.org) or [directors@oceanpines.org](mailto:directors@oceanpines.org) to receive accurate information instead of getting information on non-OPA social media sites.

There has been an increased use of e-bikes recently. The Police Department put out a press release on safety of using e-bikes and will continue to monitor activity.

Mr. Farr announced that the Veterans Memorial Foundation golf tournament will be held on September 16, 2026.

Mr. Heavner presented information regarding the election process, including the distribution of ballots via email and mail, and voting options (electronic or paper ballots).

Mr. Lehnerd announced the first meeting of the volunteer group for the Chesapeake Bay Trust Grant opportunity will be held this Wednesday, July 1, 2026 at 4:00 p.m. in the Administration Building conference room.

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

**GM Report – John Viola (attached)**

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

**Public Comments –**

Monica Rakowski – 34 Cannon Drive

### **Capital Requests – None**

### **CPI Violations –**

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

Ms. Rakowski moved to have a contractor resolve the violation at 9 Dogwood Place and place charge for service against the owner's assessment, Ms. Brady seconded, all in favor.

### **Unfinished Business – None**

### **New Business –**

Presentation of volunteer clean up services (Liam McAllister) – John Latham  
Presentation made by Mr. McAllister.

### **Appointments –**

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

Everett Boyd – 1<sup>st</sup> Term – ARC

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

The meeting adjourned at 6:44 p.m.

Respectfully submitted:  
Jeff Heavner, Secretary