



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, April 15, 2023
9:00 a.m., Clubhouse Meeting Room

PRESENT: Doug Parks, Rick Farr, Stuart Lakernick, Monica Rakowski, Frank Daly, Colette Horn, and Steve Jacobs.

ALSO PRESENT: John Viola (General Manager), 100 Association members, and approximately 23 attendees through Microsoft Teams.

Call to Order – Doug Parks called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

Approval of Agenda –

Ms. Rakowski moved to accept the agenda, Dr. Horn seconded, all in favor.

Approval of Minutes –

Dr. Lakernick moved to accept the minutes from the March 18, 2023 Regular Meeting, Mr. Daly seconded, all in favor.

Announcement of Email Votes/Motions – Stuart Lakernick

Dr. Lakernick announced that the Board unanimously voted to approve the edits to the candidate registration form.

President's Remarks – Doug Parks

Mr. Parks noted the passing of Gary Greenberg, who served on the Board of Directors from 1992-1994, and was President in 1994. Condolences and prayers are extended to his family.

Mr. Parks announced that Rick Farr has been elected to the Worcester County Veterans Memorial Association Board of Directors.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Karen Kaplan – 32 Chatham Court
Jim Lawn – 126 Ocean Parkway
Lora Strauss – 7 The Point
Grace Chow – 23 Easton Avenue
Steve Haffner – 6 & 8 Fairway Lane
Paula Gray – 88 Windjammer Road
Mariann White – 8 Beechnut Court
Pena Chow – 23 Easton Avenue
Mike Leventhal – 32 Chatham Court
Tom Janasek – 17 Lookout Point
Donna McElroy – 6 White Sail Circle
Dave Tanner – 69 Skyline Court

Capital Requests –

Golf Maintenance – Irrigation System Design

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

CPI Violations – None

Unfinished Business – None

New Business –

Motion to approve mosquito control contract – Doug Parks

Dr. Lakernick seconded, and the motion passed unanimously.

Motion to approve contract for legal services – Doug Parks

Mr. Farr seconded, and the motion passed 4-1, with Dr. Horn opposed, and Mr. Daly and Mr. Jacobs abstaining.

First reading of amendments to Resolution B-02 (Rules of Order for Meetings of the Board of Directors) – Steve Jacobs

Discussion: First reading reviewed and accepted.

First reading of amendments to Resolution B-03 (Meetings of Association Members) – Steve Jacobs

Discussion: First reading reviewed and accepted.

First reading of amendments to Resolution B-05 (Conflicts of Interests) – Steve Jacobs

Discussion: After referring to counsel, changes to 3b. will be stricken. First reading reviewed and accepted.

First reading of amendments to Resolution B-06 (Indemnification Policy) – Steve Jacobs

Discussion: First reading reviewed and accepted.

Review of Resolution F-01 (Investment Guidelines) – Steve Jacobs

Discussion: Resolution to be brought forth next month for first reading.

Review of Resolution F-04 (Delinquent Assessments) – Steve Jacobs

Discussion: Reviewed.

Appointments –

Steve Ransdell – 1st Term – Elections Committee

Mr. Daly moved to accept the appointment, Dr. Lakernick seconded, and the appointment was approved 6-0, with Dr. Horn abstaining.

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

The meeting adjourned at 11:09 a.m.

Respectfully submitted:

Dr. Stuart Lakernick, Secretary