



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING AGENDA

Saturday, November 18, 2023
9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2FkMGVINWUtYjM5ZC00ZDhmLWEzODgtNWU1ZGFkMGY5YW M2%40thread.v2/0?context=%7b%22Tid%22%3a%22625a6322-2b2f-40fa-94f8-d7dd44d78153%22%2c%22Oid%22%3a%225fa869f5-01ad-476a-9570-540fe1ce4736%22%7d

Call to Order – Rick Farr, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

October 28, 2023 – Regular Meeting

Announcement of Email Votes/Motions – John Latham

President's Remarks

GM Report – John Viola

Treasurer's Report – Monica Rakowski

Public Comments –

Members wishing to make comments must state their name and address.

Capital Requests –

None

CPI Violations –

None

Unfinished Business –

Ocean Pines Community Bike & Pedestrian Safety and Access Work Group – Patti Stevens

New Business –

Second reading of revisions to Resolution C-02 (Architectural Review Committee) – Elaine Brady

Second reading of revisions to Resolution M-01 (Policy and Compliance Procedures for Declaration of Restrictions and ARC Guidelines Violations) – Elaine Brady

First reading of revisions to Resolution M-04 (Maintenance of Lots) – Elaine Brady

Discussion on digital signage – Elaine Brady

Appointments –

Brian Burgess – 1st Term – Environmental & Natural Assets

Rob Keesling – 2nd Term – Strategic Planning

Fritz Lahner – 2nd Term - Golf

Jerry Murphy – 1st Term – Strategic Planning

Donald Nederostek – 2nd Term – Budget & Finance

Anne O'Connell – 3rd Term – Environmental & Natural Assets

Ann Shockley – 2nd Term – Golf

Don Wolski – 1st Term – Environmental & Natural Assets

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, October 28, 2023
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 18 Association members, and approximately 15 attendees through Microsoft Teams.

Call to Order – Rick Farr 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, Mr. Latham seconded, all in favor.

Approval of Minutes –

Mr. Jacobs moved to accept the minutes from the September 30, 2023 Regular Meeting, Mr. Latham seconded, all in favor.

President's Remarks – Rick Farr

Mr. Farr thanked John Viola and his team for the great financials. He also thanked all the advisory committees and committee members for their time in volunteering on the committees.

Mr. Farr stressed to obtain factual information, please visit the Ocean Pines Association website or Ocean Pines Association social media pages only.

Wind Presentation – Dave Wilson, U.S. Wind (attached)

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Gary Miller – 15 Windward Court
Lora Pangratz – 2 Harpoon Road
Colette Horn – 35 Sundial Circle

Capital Requests –

Public Works – 2023 Secondary Road Rehabilitation

Mr. Jacobs moved to accept the recommendation, Mr. Latham seconded, all in favor.

Golf Maintenance – Spray Rig

Ms. Brady moved to accept the recommendation, Mr. Heavner seconded, all in favor.

Golf Maintenance – Triplex Mower

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

Golf Maintenance – Utility Carts

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

CPI Violations – None

Unfinished Business – None

New Business –

First reading of revisions to Resolution C-02 (Architectural Review Committee) – Elaine Brady

First reading reviewed.

First reading of revisions to Resolution M-01 (Policy and Compliance Procedures for Declaration of Restrictions and ARC Guidelines Violations) – Elaine Brady

First reading reviewed.

Approval for an additional part-time position in the Police Department – John Viola

Ms. Rakowski moved to approve the position, Ms. Brady seconded, all in favor.

Appointments –

Ms. Rakowski moved to accept the following appointments, Mr. Latham seconded, and the appointments were all approved unanimously:

Doug Parks – Chair – Budget & Finance

Tim Peck – Chair – Environmental & Natural Assets

Patsy Workman – 1st Term – Racquet Sports

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

The meeting adjourned at 10:08 a.m.

Respectfully submitted:

John Latham, Secretary



October 10, 2023

PROPOSAL: Create an Ocean Pines Pedestrian and Bicycle Safety and Access Community Work Group

PURPOSE: Reflecting the interest of residents, business owners, and employees of the Ocean Pines community including OPA, identify immediate and longer term actions to improve access and safety for walking and biking

JUSTIFICATION: Reflecting [state and national trends](#), Ocean Pines has seen an increase in the number of traffic incidents resulting in fatalities or serious injury to pedestrians and bicyclists in the past 10 years. In just the past year there have been 5 such incidents. Also reflecting state and national trends, residents and visitors in Ocean Pines indicate that walking and biking safely are priorities for recreation, health and wellness, and as alternatives to vehicle transportation for short trips. Safe places to walk and bike and improved trails were among the top priorities listed in both the Ocean Pines Community Survey and the 2022 Worcester County Land Preservation and Parks & Rec Plan public comment process.

MDOT and the State Highway Administration have committed to work with local partners to review safety, identify strategies to reduce crashes, protect vulnerable road users and enhance livability for Marylanders as part of their VISION ZERO strategy. The [Route 90 Planning and Environmental Linkages Study \(PEL\)](#) report recommends accommodating bike and pedestrian travel within the MD 90 Corridor (p E-2) and identifies Ocean Pines Association and the Worcester County Bike and Pedestrian Coalition as key stakeholders whose input will be important in ongoing planning.

Creating a Pedestrian and Bicycle Safety and Access work group with the Ocean Pines Chamber of Commerce demonstrates collaboration and a commitment to improving safety and maintaining infrastructure, two top priorities in the Ocean Pines Strategic Plan. The work group would prioritize needed improvements, identify available and needed resources, and inform technical advisors and consultants that may be engaged to support these activities.

TOOLS and RESOURCES:

- Maryland Highway Safety Office (MHSO) [administers grants](#) to improve safety for drivers, walkers, and bicyclists for projects that address engineering, education, enforcement, or emergency services. Technical and program assistance is available.
- [AARP Walk Audit Toolkit](#) to assess and report on the safety and walkability of a street, intersection or neighborhood, report to leaders to create needed changes.
- Worcester County Greenways and Trails Plan will be conducted by the firm Mead and Hunt. The plan will identify trails and crossings to connect communities and resources and link [existing and planned](#) trails and shared use paths.
- Strong Towns [Safe and Productive Streets](#) offers training, tools to assess & improve critical areas.

PARTICIPANTS: Kerrie Bunting, Ocean Pines Chamber of Commerce; Mickey Lobb, Berkshire-Hathaway Realty, avid cyclist; Paul Rogers, MD Pediatrician and Child Safety Advocate; Pam McGregor- MD Pedestrian Advisory Committee; OPA Staff



OCEAN PINES ASSOCIATION, INC.
Proposed Topic for Discussion
by Board of Directors

DATE: 11.10.2023

TOPIC: Changes to C02

FOR INCLUSION IN MEETING HELD ON: 11/18/2023

SUBMITTED BY: Elaine Brady

TOPIC: Second Reading for revisions to C02

CONCISE STATEMENT: Document revised to conform with HB11B-110.10 and HB615, 11B-111.10 B2 & B3

BACKGROUND:

Revisions made to align to board requirements in M01.

RESOLUTION C-02
ARCHITECTURAL REVIEW COMMITTEE

I. **Purpose.** The purpose of the Architectural Review Committee is to enhance and protect the environment, architectural quality, and economic value of all properties in Ocean Pines.

2. **Authority.**

a. **The Charter of the Ocean Pines Association, Inc., and the By-Laws of the Association.** These documents direct the Board of Directors to establish and appoint the members of committees and other advisory bodies as may be necessary to, or convenient in, the Association's discharging the duties entrusted to it.

b. **Declarations of Restrictions.** These Declarations are recorded separately for each Section of the Association and establish an Architectural Review Committee (ARC) (also known as the Environmental Control Committee (ECC)).

c. **The 1975 Supplemental Turnover Agreement between OPA and Boise Cascade** states that ECC shall act under the rules, regulations, and procedures as may be established by the OPA Board of Directors.

e. **Resolution C-01, Committee General Policy.** provides additional authority and instructions regarding committees of the Association.

3. **Membership.**

a. The Board of Directors shall appoint all Committee members.

b. The Committee shall have three (3) regular members and two (2) alternate members.

c. The Board of Directors shall appoint a regular member as Chairperson. If the Chairperson is unable to attend a meeting, the Chairperson shall designate a regular member to Chair the meeting.

d. If a regular member is unable to attend a meeting, the Chair shall designate an alternate member to act as a regular member for the meeting.

4. **Duties.** The duties of the Committee shall include:

a. developing, reviewing, and publishing Guidelines which delineate the criteria to be applied by the Committee in accordance with the Declarations of Restrictions;

b. consistently applying the Declarations of Restrictions and the Guidelines, in regard to matters coming before the ARC;

c. establishing a schedule of meetings and review sessions and making the schedule available to the members of the Association; and

~~d. assisting the General Manager and the Department of Compliance, Permitting and Inspection in implementing a program to enforce the Declarations of Restrictions with courtesy, respect, and professionalism;~~

~~e. reviewing possible violations of the Declarations of Restrictions identified by the Department of Compliance, Permitting and Inspection and referring the violation to the General Manager for action in accordance with Board policy; and~~

~~f.d.~~ f.d. performing other tasks as requested by the Board of Directors.

5. **Reports.** Regular annual reports ~~required by Resolution C-01~~ are not required; however reports may be submitted to the Board at any time deemed necessary or appropriate by the ARC, or as requested by the Board.

6. **Effective Date:** ~~May 2, 2020~~ _____.



OCEAN PINES ASSOCIATION, INC.
Proposed Topic for Discussion
by Board of Directors

DATE: 11.10.2023

TOPIC: Changes to M01

FOR INCLUSION IN MEETING HELD ON: 11.18.2023

TOPIC: Second Reading for Revisions to M01

CONCISE STATEMENT: Document revised to conform with HB11B-110.10 and HB615, 11B-111.10 B2 & B3

BACKGROUND:

Revisions made to conform with the MD HOA Act. Reviewed by counsel.

RESOLUTION M-01

POLICY AND COMPLIANCE PROCEDURES FOR DECLARATION OF RESTRICTIONS AND ARC GUIDELINES VIOLATIONS

1. **Purpose.** This Resolution establishes practice and policy, assigns responsibilities, and provides procedures to be followed by the Architectural Review Committee (hereinafter referred to as “ARC”), General Manger (hereinafter referred to as “GM”), the Ocean Pines Association (hereinafter referred to as “OPA”) and the Board of Directors (hereinafter referred to as “the Board” or “BOD”) for enforcing the Association’s Declarations of Restrictions (sometimes hereinafter referred to as “DRs”) and the ARC Guidelines, and compelling compliance therewith.

2. **Authority.** The OPA Board derives its authority to adopt this Resolution through and from the OPA Charter and and DRs.

3. **Policy.** The appeal of Ocean Pines depends on the cooperation of residents, property owners, and any other legally responsible parties in creating and maintaining clean and aesthetically pleasing homes and surrounding property. Therefore, membership and residing in OPA comes with certain responsibilities.

-A.-It is the policy of OPA to rigorously and proactively enforce its DRs, ARC Guidelines and any other applicable rules and restrictions. The enforcement authority shall be exercised, to the extent practicable, in a generally uniform and fair manner based on the approved process and procedures outlined in this Resolution. Further, enforcement shall be conducted with due regard to:

1. Courteous and respectful interchanges that encourage voluntary compliance, and
2. Timely and effective notification of all pending actions related to the issue under consideration.

4. **Definitions.**

A. **Complaint:** The notification to or identification by the Compliance, Permitting and Inspections Department (hereinafter referred to as CPI) that a violation of the DRs or ARC Guidelines may exist.

B. **Complainant:** An individual or entity that brings a potential violation of the DRs or ARC Guidelines to the attention of the CPI.

C. **Responsible Party:** A Responsible Party is an owner (including without limitation individual, corporation, limited liability company, limited partnership, Trust, and Estate) -of a lot or unit -within the OPA, which owner is a member of OPA as defined in ~~SIXTH Section, Paragraph 1 of the Ocean Pines Association, Inc., Articles of Amendment and Restatement~~ (the OPA ~~Charter~~)-governing documents.

D. **Substantial Progress:** Substantial Progress is progress toward compliance pursuant to a signed contract between the Responsible Party and licensed contractor and/or between the Responsible Party and OPA, to complete work that corrects the Violation, which contract shall have start and completion dates and a dollar amount or estimate for completing the work or, in the case of the Responsible Party self-performing the work, a project plan approved by CPI with a start date, completion date and project milestones that can be inspected and verified by CPI. Substantial Progress is determined to exist or not exist in the absolute discretion of CPI, subject to GM approval.

E. **Violation:** A Violation is a condition on an OPA member-owned property/lot that has been determined or confirmed by the CPI, after a Complaint or based on CPI’s independent identification, to be in non-compliance with the DRs or ARC Guidelines.

F. First Notice: A written notification to a Responsible Party of a Violation conveyed by an appropriate method to the owner/member address on record with OPA, which, in conformance with Section 11b-111.10(b)(2) of the *Real Property* Article of the Maryland Code: 1) describes the nature of the Violation; 2) demands that the Violation(s) be corrected or abated and describes the action needed to correct or abate the Violation; and 3) states the beginning and ending of the fifteen (15) day period during which the condition must be abated or corrected.

G. Second Notice: A written notification to a Responsible Party of the continuation of the Violation referenced in the First Notice. The Second Notice will be delivered by an appropriate method to the owner/member address on record with OPA and will otherwise conform to the requirements of Maryland Code, *Real Property* Article, Section 11b-111.10(b)(3).

H. Repeat Violation: A Repeat Violation is a Violation of the same or substantially similar type as previously documented and cited at the same property address. ~~The~~ Where appropriate, the process to enforce a Repeat Violation will begin with Paragraph 6, Step 4 below.

5. Responsibilities.

A. ~~The~~ BOD: The BOD has oversight and other responsibility, as dictated by the OPA governing documents and applicable Maryland law, in regard to Violations.

B. ~~The~~ GM: The GM is designated as the individual having general oversight responsibility as to the compliance program to be administered hereunder.

C. CPI: CPI shall be the point of contact for Violations and shall be the investigating department in regard to Violations, subject to GM oversight. CPI activities shall include, but not be limited to, receipt and investigation of Complaints, determining if a Violation exists, which may include entering lots to conduct ~~the~~ visual inspections and documentation of subject properties, preparation and issuance of notices of Violations to lot owner and any other Responsible Party, maintenance of records of Complaints and Violations, making recommendations for the disposition of Violations, and preparation of reports and records of Violations.

D. ~~The~~ ARC: As further set forth in this Resolution, the ARC shall:

1. Upon reasonable request for a variance/exception by a Responsible Party, ARC shall review the request to determine if sufficient justification exists to grant a variance to the DRs or exception to ARC Guidelines.

2. Be able to enter onto a lot to conduct an inspection, with the purpose of entry limited to observation and/or documentation, when necessary, and after attempting to obtain the owner's permission.

3. Otherwise perform duties as specified herein and in the OPA governing documents.

6. General Procedures.

A. Records: OPA records pertaining to each Complaint and all actions related thereto are to be maintained by CPI.

B. Inspections: The General Manager shall establish procedures for inspections to be followed by CPI.

C. Responsible Party Notification/Subsequent Enforcement: The following steps will be followed by the OPA when a Complaint is received by CPI or a Violation is otherwise identified by CPI:

Step 1. Complaint is received by CPI or a Violation is otherwise identified by CPI.

Step 2. Review of Complaint and Violation Determination: CPI determines if the condition complained of or otherwise identified by CPI constitutes a Violation of the DRs or ARC Guidelines. In determining whether a Violation exists, CPI may consult with the ARC, the GM, or (with the consent of the GM) OPA legal counsel. This may include, if necessary and permitted under the circumstances, entering onto a lot to conduct an inspection, with the purpose of entry limited to observation and/or documentation of the subject condition(s). Upon determining that the condition complained of or otherwise identified by CPI constitutes a Violation, CPI will notify the GM and then proceed to Step 3. If CPI determines that a Violation does not exist, such determination will be reflected in the record of the Complaint and the case will be closed. CPI will arrive at its determination as soon as practicable.

Step 3. First Notice of Violation: If CPI determines that the condition complained of or otherwise identified by CPI constitutes a Violation, the CPI will send the First Notice of Violation, as defined above, to the Responsible Party. If the Violation is not corrected, or Substantial Progress has not been made toward correcting the Violation, within 15 days from the date of the First Notice, OPA will proceed to Step 4. If the Violation is corrected within the 15-day period, this will be reflected in the record of the Complaint and the case will be closed. If Substantial Progress is achieved by the owner/Responsible Party, the case may be suspended for a period as determined by CPI in its freely exercised discretion (subject to the approval of the GM), not to exceed Sixty (60) Days (subject to paragraph 9 below). If the subject condition is not corrected within such suspension period, the case will proceed to Step 4.

NOTE: Any suspension of the 15-day period, as referenced above, must be documented in writing, in the OPA file, and in a letter to the owner/Responsible Party. The letter to the owner should: 1) state the period of the suspension of the case that has been granted (not to exceed 60 days, subject to paragraph 9 below); 2) advise the owner that the suspension of the case may be revoked at any time in the discretion of the OPA; and 3) make clear what must be accomplished during the suspension of the case, in order to avoid further enforcement action.

Step 4. If the owner/Responsible Party fails to comply with the First Notice of Violation by the end of the Fifteen Day (15) period or any suspension period as referenced in Step 3, a Second Notice of Violation, as defined above, will be sent notifying the Responsible Party that continued failure to correct the Violation may result in the filing of a judicial action against the owner/member (to obtain damages, attorney's fees, and/or an injunction), the imposition of sanctions against the owner/member, or both. This Second Notice will comply and be consistent with Section 11b-111.10(b)(3) of the *Real Property* Article of the Maryland Code, including without limitation, providing the owner/member with notice of the owner/member's right (exercisable within ten days) to request a hearing on the matter to be held before the OPA Board in executive session. The request for hearing must be submitted to OPA in writing within ten days from the date of the Second Notice of Violation. The Second Notice of Violation to be provided pursuant to this Step 4 must be sent within twelve (12) months after the date of the First Notice of Violation.

If hearing is requested by owner within ten (10) days (from date of Second Notice):

If a proper and timely hearing request is submitted to the OPA by the owner of the subject property, then a hearing shall be scheduled and held before the Board in a manner consistent with Section 11b-111.10(b)(4) of the *Real Property* Article of the Maryland Code. If a hearing is requested, the Board shall provide the owner/member with written notice of the time and place of the hearing, which must be held at least 10 days after the date the owner/member submitted their written request for a hearing. Depending on the timing, the hearing could be held at either a special meeting of the Board or the next regular meeting

of the Board. The outcome of such hearing and steps to be taken following such hearing shall be consistent with Section 11b-111.10(b)(4) of the *Real Property* Article of the Maryland Code.

If a hearing is not requested by owner:

If the owner does not request a hearing in conformance with the Second Notice of Violation, consistent with Section 11b-111.10(b)(4) of the *Real Property* Article of the Maryland Code, and the Violation continues (is not corrected or abated), the Board, at its next meeting, shall deliberate as to whether the Violation occurred and decide whether judicial action will be taken and/or sanctions will be imposed.

If owner requests a hearing, but does so late:

If the owner requests a hearing but does not do so on a timely basis, OPA shall notify the owner that the request was untimely and therefore ineffective and, consequently, the owner has waived their right to a hearing; and if the Violation continues (is not corrected or abated), the Board, at its next meeting, shall deliberate as to whether the Violation occurred and decide whether judicial action will be taken and/or sanctions will be imposed.

Step 5:

Consistent with Section 11b-111.10(b)(4)-(5) of the *Real Property* Article of the Maryland Code, following decision of the Board (and announcement thereof) at or after a hearing requested by the owner, or after deliberations by the Board in the absence of a hearing requested by the owner, if the Board finds that the Violation has occurred and has not been corrected or abated, i.e., is continuing, the Board shall determine and announce the action to be taken and sanction(s) to be imposed, including the following:

- 1) Filing of a judicial action to seek damages, injunctive relief, and/or associated attorney's fees and other costs (as allowed by law);
- 2) Suspension of the member's voting rights so long as the Violation continues; and/or
- 3) Suspension of the member's right to use OPA amenities so long as the Violation continues.

Consistent with the DRs, in the context of a continuing Violation found by at least a two-third majority of the Board to exist, which Violation constitutes a failure to maintain the property and/or improvements thereon in a manner satisfactory to (a super-majority of) the Board, OPA personnel or contractors, upon authorization by (a super-majority of) the Board, may enter upon the property and repair, maintain, and restore the property including exterior of improvements. In that event, the cost of such repair, maintenance, and restoration work shall be added to and become part of the member's annual assessment (and may otherwise be sought as damages, along with attorney's fees, in a judicial action, if any, pursued by the OPA against the owner/member).

If directed to do so by the Board and/or GM, upon receiving a case for judicial action, OPA legal counsel may issue a final warning letter to the member/owner before filing suit, indicating the judicial action to be taken and remedies to be sought in the event that the Violation is not corrected/abated within a specified time period.

7. **GM Reporting:** The GM will regularly report to the BOD as to the number and status of pending and unresolved Complaints and Violations.

8. **Other Enforcement Action:** Nothing in this Resolution shall limit OPA's other enforcement powers contained in the DRs or at law.

9. **Required ARC/County Approval.** If, at any point in the enforcement process, ARC approval or Worcester County approval is required for any necessary corrective action, by virtue of the nature of the corrective action, the Responsible Party shall seek and obtain such approval, at the Responsible Party's expense. In that event, CPI (subject to GM approval) and/or the Board may suspend the case beyond the 60-day period referenced in paragraph 6, Step 3, above.

10. **Non-Waiver of OPA Rights.** The failure of the BOD, GM, CPI, or other personnel of the OPA to enforce OPA governing documents or exercise rights under the HOA Act in regard to a Violation, or delay in doing so, shall not constitute or be deemed a waiver of the OPA's right to enforce the governing documents and/or exercise rights under the HOA Act in regard to any other Violation.

Effective Date: _____ 2023 Approved by the BOD _____ 2023

President _____ Secretary _____

Review History:

General Manager _____ Date: _____

Legal _____ Date: _____

By-laws and Resolutions Advisory Committee _____ Date: _____



OCEAN PINES ASSOCIATION, INC.
Proposed Topic for Discussion
by Board of Directors

DATE: 11.10.2023

TOPIC: Changes to M04

FOR INCLUSION IN MEETING HELD ON: 11.18.2023

SUBMITTED BY: Elaine Brady

TOPIC: First Reading for revisions to M04

CONCISE STATEMENT: Document revised to conform with HB11B-110.10 and HB615, 11B-111.10 B2 & B3

BACKGROUND:

Revisions made to align to board requirements in M01.

RESOLUTION M-04
MAINTENANCE OF LOTS

1. **Purpose.** The purpose of this resolution is to establish criteria used in determining whether a lot has become in violation of the Declarations of Restrictions as a result of unattractive growth or the accumulation of rubbish or debris.

2. Authority

a. The General Prohibitions and Requirements of all Declarations of Restrictions require that lots "...shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth ... or the accumulation of rubbish or debris thereon."

b. The Declarations of Restrictions of all sections provide that the Association has the right, upon a super-majority Board vote, to enter upon lots in the subdivision and maintain the lots, in the event an owner of the lot shall fail to maintain the premises in a satisfactory manner.

3. Unattractive Growth

a. Growth of grass or weeds on a lot which exceeds ten (10) inches, or less if specified in the applicable Declaration of Restrictions, is unsightly growth as described in the Declarations of Restrictions.

~~b. In the event the growth of grass or weeds on a lot exceeds that specified in 3.a, the General Manager is authorized to have agents and employees of Ocean Pines Association to enter upon the lot and maintain and restore the lot by cutting the grass and weeds, and the cost of such maintenance shall be added to and become a part of the annual charge to which such lot is subject.~~

4. **Effective Date:** ~~_____~~ May 2, 2020

5. Approved by the Board of Directors on: ~~_____~~ May 2, 2020

_____ President Attest _____ Secretary

Review History

General Manager _____ Date _____

Legal _____ Date: _____

By-Laws & Resolutions Advisory Committee _____ Date: _____



OCEAN PINES ASSOCIATION, INC.
Proposed Topic for Discussion
by Board of Directors

DATE: 11.10.2023

TOPIC: Digital Signage

FOR INCLUSION IN MEETING HELD ON: 11.18.2023

SUBMITTED BY: Elaine Brady

TOPIC: Discussion on new Digital Sign proposal

CONCISE STATEMENT: Discussion to consider updated Digital Sign Proposal.

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: Brian Burgess

2. Address: 22 Watertown Rd

3. Email: Terp2M@Gmail.com

4. Telephone: 240-876-9567 Property Owner for 4 (years)

5. Committee in which you would like to be involved:

<input type="checkbox"/> Aquatics	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Architectural Review	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Budget & Finance	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> By-Laws & Resolutions	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Clubs	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Communications	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Elections	Re-Appointment	<input type="checkbox"/>
<input checked="" type="checkbox"/> Environment & Natural Assets	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Golf	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Marine Activities	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Racquet Sports	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Recreation & Parks	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Search	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Strategic planning	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Other _____	Re-Appointment	<input type="checkbox"/>

Potential Term: 1st 2nd 3rd ~ Term will expire: 1st

6. Why do you want to be on this Committee? I have a passion for nature and the outdoors. I hope to see Ocean Pines continue to be a Green Community

7. What knowledge/input can you offer to this Committee? I have worked in Video Production & Post Production for over 30 years. I have worked on many videos for the Patuxent River Keeper

Signature Brian Burgess Date 10-19-23

1st Endorsement from Committee Chairperson:
 Comment: Experience will add value to committee

Signature Tim Peck Date 11-2-2023

2nd Endorsement from Board Liaison to Committee:
 Comment: COMMITTEE HAS REVIEWED AND ENDORSED THIS APPLICATION

Signature Jeffrey W. Heavner Date 11-10-23

Board Action: _____ Date: _____

President's Signature _____ Date _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Rob Keesling

2. Address: 417 Ocean Parkway

3. Email: rkeeslingjr@verizon.net

4. Telephone: 410.336.6535 Property Owner for 3 (years)

5. Committee in which you would like to be involved:

<input type="checkbox"/> Aquatics	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Architectural Review	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Budget & Finance	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> By-Laws & Resolutions	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Clubs	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Communications	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Elections	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Environment & Natural Assets	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Golf	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Marine Activities	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Racquet Sports	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Recreation & Parks	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Search	Re-Appointment	<input type="checkbox"/>
<input checked="" type="checkbox"/> Strategic planning	Re-Appointment	<input checked="" type="checkbox"/>
<input type="checkbox"/> Other _____	Re-Appointment	<input type="checkbox"/>

Potential Term: 1st 2nd 3rd Term will expire: 3

6. Why do you want to be on this Committee? Share my skills and experience to aligne with the the goals and mission of Ocean Pines. They include 3 years on the SPAC and over the 30 yeas in Corporates sales and management roles.

7. What knowledge/input can you offer to this Committee? As someone who has been a part of the OP Community since 1992, I bring the value of my time and experience in the community.

Signature _____ Date _____

1st Endorsement from Committee Chairperson:
Comment: _____

Signature _____ Date _____

2nd Endorsement from Board Liaison to Committee:
Comment: GLAD HE IS RE APPOINTING w/ THE COMMITTEE

Signature [Signature] Date 4/13/2023

Board Action: _____ Date: _____

President's Signature _____ Date _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: WILLIAM D. LAHNER
 2. Address: 2 WARBLER COURT OCEAN PINES, MD 21811
 3. Email: FRITZOP26@GMAIL.COM

4. Telephone: 410-902-9283 Property Owner for 6 1/2 (years)

5. Committee in which you would like to be involved:

- | | | |
|---|----------------|-------------------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Golf | Re-Appointment | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Potential Term: 1st ^(2nd) 3rd ~ Term will expire: _____

6. Why do you want to be on this Committee? TO HELP PROMOTE GOLF AND WORK TO IMPROVE THE GOLF EXPERIENCE FOR ALL LEVELS OF GOLFERS

7. What knowledge/input can you offer to this Committee? I AM THE FORMER CHAIRPERSON OF THE OPAC AND WORKED THE LPGA FOR 10 YEARS WHILE LIVING IN THE MIDWEST

Signature: William D. Lahner Date: 11-7-2023

1st Endorsement from Committee Chairperson:
 Comment: Excellent member
 Signature: Frank Brown Date: 11-16-23

2nd Endorsement from Board Liaison to Committee:
 Comment: Outstanding club
 Signature: Stephen Jacob Date: 11/16/23

Board Action: _____ Date: _____
 President's Signature: _____ Date: _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: JERRY MURPHY

2. Address: 18 BIRCHWOOD WITCH CT. OCEAN PINES, FL

3. Email: JMURPHY5364@COMCAST.NET

4. Telephone: 708-201-5213 Property Owner for 10 (years)

5. Committee in which you would like to be involved:
- | | | |
|--|----------------|--------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Golf | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Potential Term: 1st 2nd 3rd - Term will expire: 1/25

6. Why do you want to be on this Committee? My wife & I own the property OWNER SHOULD BE AN ASSET TO THE STRATEGIC PLANNING COMMITTEE.

7. What knowledge/input can you offer to this Committee? My knowledge of the PAST and PRESENT. From the Board to Planning Committee Board.

Signature: Jerry Murphy Date: 11/2/23

1st Endorsement from Committee Chairperson:
 Comment: WILL MAKE A GREAT ADDITION
 Signature: [Signature] Date: 11/13/2023

2nd Endorsement from Board Liaison to Committee:
 Comment: THERE IS NO CHAIR PRESENTLY
 Signature: _____ Date: _____

Board Action: _____ Date: _____
 President's Signature: _____ Date: _____

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: DONALD E. NEDEROSTEK
 2. Address: 207 BREEZY CREEK COURT
 3. Email: DONNED22@YAHOO.COM

4. Telephone: 215-435-0257 Property Owner for 23 (years)

5. Committee in which you would like to be involved:
- | | | |
|---|----------------|--------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Golf | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Potential Term: 1st 2nd 3rd ~ Term will expire: NOVEMBER 18, 2026

6. Why do you want to be on this Committee?
CONTINUATION FROM 1ST TERM

7. What knowledge/input can you offer to this Committee?
EXPERIENCE BEING CEO OF A PRIVATE COMPANY
Donald E. Nederostek 11/6/23
 Signature Date

1st Endorsement from Committee Chairperson:
 Comment: GLAD TO APPROVE HIS EXTENSION
[Signature] 11/6/23
 Signature Date

2nd Endorsement from Board Liaison to Committee:
 Comment: _____
 Signature _____ Date _____

Board Action: _____ Date: _____
 _____ Date _____
 President's Signature Date

OCEAN PINES ASSOCIATION

ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Anne O'Connell

2. Address: 2 Goldeneye Court, Wood Duck 1, Ocean Pines

3. Email: mrsoc@mchsi.com

4. Telephone: 410-208-9375/ 443-614-6197 Property Owner for 21+ (years)

5. Committee in which you would like to be involved:

- | | | |
|--|----------------|--------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Golf | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Potential Term: 1st 2nd **3rd** ~ Term will expire: November 20, 2023

6. Why do you want to be on this Committee? I've been a contributing member of this committee for 6 years.

I have an ongoing interest and some expertise related to the environmental and wildlife issues that confront us.

7. What knowledge/input can you offer to this Committee? My experience, expertise, and appreciation of the natural assets of our community and how best to protect them and foster their growth.

Anne M. O'Connell 10/3/23
 Signature Date

1st Endorsement from Committee Chairperson:
 Comment: Anne has proven to be a valuable and knowledgeable member contributing much effort to committee tasks.

Tim Peck 10/31/23
 Signature Date

2nd Endorsement from Board Liaison to Committee:
 Comment: _____

 Signature Date

Board Action: _____ Date: _____

 President's Signature Date

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: Ann Shockley
 2. Address: 273 Windjammer Rd., OP 21811
 3. Email: hexeram@gmail.com
 4. Telephone: 410-688-1975 Property Owner for _____ (years)

5. Committee in which you would like to be involved:
- | | | |
|---|----------------|-------------------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Golf | Re-Appointment | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment | <input type="checkbox"/> |

Potential Term: 1st 2nd 3rd ~ Term will expire: 11/18/25

6. Why do you want to be on this Committee?
I am the past president of the OPLGA and have a good knowledge of golf and the OP golf course.

7. What knowledge/input can you offer to this Committee?
I am a long time golfer a member of the OP Golf Council, OPLGA, and present member of the OP Golf Advisory Comm

Signature Ann R. Shockley Date Nov. 8, 2023

1st Endorsement from Committee Chairperson:
 Comment: Excellent member
Frank Brown
 Signature _____ Date 11/16/23

2nd Endorsement from Board Liaison to Committee:
 Comment: Outstanding member
Arthur J. Jant
 Signature _____ Date 11/10/23

Board Action: _____ Date: _____

 President's Signature _____ Date _____

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: Don Wolski

2. Address: 1708 S. Chase Street, Ocean Pines, MD 21811

3. Email: ESK2W0@aol.com

4. Telephone: 302-831-8383 Property Owner for 5 1/2 years:

5. Committee in which you would like to be involved:

<input type="checkbox"/>	Aquatics	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Architectural Review	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Budget & Finance	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	By-Laws & Resolutions	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Clubs	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Communications	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Elections	Re-Appointment	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Environment & Natural Assets	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Golf	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Marine Activities	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Racquet Sports	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Recreation & Parks	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Search	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Strategic planning	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/>	Other	Re-Appointment	<input type="checkbox"/>

Potential term: 1st 2nd 3rd - term will expire: 1st

6. Why do you want to be on this Committee? I am approaching retirement and would like to get involved in a worthwhile committee in an area that I am passionate about, and have spent my career in.

7. What knowledge/input can you offer to the Committee? I have a BS degree in Environmental Science, have worked in ENE all of my career and served on my township Planning Commission.

Signature: Don Wolski Date: 11/10/23

1st Endorsement from Committee Chair:

Comment: Experience is highly related to ENA

Signature: Tim Peck Date: 11-2-2023

2nd Endorsement from Board Liaison to Committee:

Comment: COMMITTEE HAS REVIEWED AND ENDORSED THIS APPLICATION.

Signature: Jerry W. Heerman Date: 11-10-23

Board Action: _____ Date: _____

President's Signature: _____ Date: _____