



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