



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, February 17, 2024
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 20 Association members, and approximately 21 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 –

Mr. Latham moved to accept the agenda, Dr. Lakernick seconded, all in favor.

Approval of Minutes –

Dr. Lakernick moved to accept the minutes from the January 20, 2024 Regular Meeting, Ms. Brady seconded, all in favor.

President's Remarks – Rick Farr

Mr. Farr thanked John Viola, department heads, and committee members for keeping Ocean Pines a great place to live.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Tom Taylor – 75 Ocean Parkway
Karen Kaplan – 32 Chatham Court
Amy Peck – 109 White Horse Drive

Capital Requests – None

CPI Violations –

Ms. Rakowski moved to forward the violations to legal and suspend voting and amenity rights.

Discussion: Ms. Brady made the recommendation to have the contractor resolve 26 Carriage Lane, 298 Ocean Parkway, and 29 Boston Drive, and for 75 Ocean Parkway have the violation suspended until further review.

Dr. Lakernick seconded, all in favor.

Unfinished Business – None

New Business –

Motion to approve the FY 2024-2025 Fiscal Budget – Monica Rakowski

Ms. Brady moved to approve the budget, Dr. Lakernick seconded, and the motion passed 6-1, with Mr. Jacobs opposed.

First Reading of revisions to Resolution B-08 (Director Ethics and Conduct) – Steve Jacobs

After discussion, it was decided not to forward the Resolution to the Bylaws Committee for their review.

Corporate Resolutions to change the resident agent and signees on liquor licenses for OPA – Rick Farr

Ms. Rakowski moved to approve the resolutions, Mr. Heavner seconded, all in favor.

Appointments –

Ms. Brady moved to accept the following appointments, Dr. Lakernick seconded, and the appointments were all approved unanimously:

Don Bonafede – 2nd Term – Budget & Finance

John Cacchio – 1st Term – Marine Activities

Connie Corbett – 1st Term – Communications

Cindy Hoffman – 1st Term – Communications

Camilla Rogers – 1st Term – Bylaws & Resolutions

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

The meeting adjourned at 10:20 a.m.

Respectfully submitted:
John Latham, Secretary