



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, March 23, 2024
9:00 a.m., Clubhouse Meeting Room

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

ABSENT: Elaine Brady.

ALSO PRESENT: John Viola (General Manager), 19 Association members, and approximately 6 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. Jacobs moved to accept the agenda, Ms. Rakowski seconded, all in favor.

Approval of Minutes –

Mr. Jacobs moved to accept the minutes from the February 17, 2024 Regular Meeting, Mr. Latham seconded, all in favor.

Ms. Rakowski moved to accept the minutes from the February 29, 2024 Special Meeting, Mr. Jacobs seconded, all in favor.

President's Remarks – Rick Farr

Mr. Farr thanked John Viola and his team, and all committee members, for everything that they do for Ocean Pines.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Gary Miller – 15 Windward Court
Suzanne Russell – 12 Links Lane
Karen Kaplan – 32 Chatham Court

Capital Requests –

Public Works – Cured In Place Pipes (CIPP)

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

Police Department – Police Vehicles

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

CPI Violations –

Mr. Jacobs moved to forward the violations to legal and suspend voting and amenity rights, Mr. Heavner seconded, all in favor.

Unfinished Business – None**New Business –**

Motion to establish interest rate for delinquent assessment fees – Monica Rakowski

Mr. Jacobs moved to approve the established interest rate, Mr. Lathan seconded, all in favor.

First reading of changes to Resolution C-01 (Committee General Policy) – John Latham

First reading reviewed.

First reading of changes to Resolution C-03 (Budget and Finance Advisory Committee) – John Latham

First reading reviewed.

First reading of changes to Resolution M-06 (Elections and Referendum Procedures) – John Latham

First reading reviewed.

Appointments –

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

Lora Pangratz – 2nd Term – Bylaws & Resolutions

Gary Schnell – 1st Term – Recreation & Parks

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

The meeting adjourned at 10:03 a.m.

Respectfully submitted:
John Latham, Secretary