



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

Saturday, January 20, 2024
9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzgyOTlwYzltNzMxNi00ZmRiLWlwYTgtMWUwY2Q3MmE2MGE0%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 –

December 16, 2023 – Regular Meeting

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 –

See attached list

Unfinished Business –

None

New Business –

Motion to approve the OPA Season Kick-Off Day 2024 event – Monica Rakowski

First Reading of revisions to the Architectural Review Committee Guidelines – Elaine Brady

Appointments –

John Dilworth – Extension to Term & Chair – Architectural Review

Donald McMullen – 3rd Term – Golf

Suzanne Russell – 1st Term – Racquet Sports

Leslie Shippee – 1st Term – Racquet Sports

Fred Stiehl – 1st Term – Strategic Planning

Adjournment

SEC-LOT	ADDRESS	VIOLATION- Detailed Description	REFERENCE TO SPECIFIC DECLARATION PROVISION OR ARC GUIDELINE VIOLATED
01-0006	11 White Horse Drive	Maintenance	8.A.i.
01B-0448	55 Grand Port Road	Trash/Debris	8.A.s.
01B-0578	53 White Sail Circle	No Permit - Fence	5.A.
02-0247	14 Capetown Road	No Permit - Color Change	5.A.
03-0002	41 Ocean Parkway	Maintenance	8.A.i.
03-0298	44 Ocean Parkway	Sign	8.A.g.
04-0200A	2 Waters Edge Court	Maintenance	8.A.i.
04-0478	23 Lookout Point	More Than 1 Boat Trailer	800.2.B.
04-0485	9 Lookout Point	No Permit - Fence	5.A.
05-0134A	55 Duck Cove Circle	No Permit - Addition	5.A.
05-0134A	55 Duck Cove Circle	Maintenance	8.A.i.
06-0377	49 Abbyshire Road	Easement (Ditch)	10.D.
06-0420	12 Starboard Court	No Permit - Color Change/Shed Color	5.A.
06-0439	70 Birdnest Drive	Placement (Trampoline)	200.4.A.
06-0528	8 Yeoman Court	Deck Screening	400.2.D.
06-0528	8 Yeoman Court	No House #	500.2.A.
06-0528	8 Yeoman Court	No Permit - ATF Color Change	5.A.
06-0528	8 Yeoman Court	No Permit - Porch	5.A.
06-0565	5 Moby Dick Drive	No Permit - RV Parking	800.3.A.
06-0711	44 Harpoon Road	Stop Work Order	500.3.B.
06-0749	9 Abbyshire Road	No Permit - Tree Removal	400.3.1.
06-0749	9 Abbyshire Road	Maintenance	8.A.i.
06-0768	63 Falconbridge Road	Trash at Roadway	8.A.s.
08-0010	23 Garrett Drive	Maintenance	8.A.i.
09-0137	69 Tail of the Fox Drive	Unregistered Vehicle	8.A.h.; 1100.1.2.
09-0178	4 Brandywine Drive	Tent in Yard	8.A.b.
09-0179	800 Ocean Parkway	No House #	500.2.A.
09-0236	762 Ocean Parkway	Vehicle Parking	1100.1.C.1.
09-0381	686 Ocean Parkway	No Permit - Shed & Fence	5.A.
09-0473	9 Tortola Lane	No Permit - Addition	5.A.
09-0476	3 Tortola Lane	No Permit - Fence	5.A.
09-0521	37 Liberty Street	Maintenance	8.A.i.
09-0547	70 Crest Haven Drive	Commercial Vehicles	800.1.A.2.
09-0656	38 Crest Haven Drive	Unregistered Vehicle	8.A.h.; 1100.1.2.
09-0682	884 Ocean Parkway	Maintenance	8.A.i.
10-0032	34 Nottingham Lane	Unregistered Vehicle	8.A.h.; 1100.1.2.
10-0032	34 Nottingham Lane	Maintenance	8.A.i.
10-0041	52 Nottingham Lane	No Permit - Tree Removal	400.3.1.
10-0041	52 Nottingham Lane	No Permit - Privacy Fence	5.A.
10-0120	164 Nottingham Lane	Fence (Placement)	200.5.B.2.
10-0175	16 Footbridge Trail	Maintenance	8.A.i.
10-0175	16 Footbridge Trail	No Permit - Alteration	5.A.
10-0204	3 Evergreen Court	No Permit - RV Parking	800.3.A.
10-0285	8 Willow Way	Maintenance	8.A.i.
10-0472	6 Mulberry Lane	No Permit - Addition	5.A.
10-0482	11 Gatehouse Trail	No Permit - Structure (needs to be removed)	5.A.
10-0640	76 Quarter Staff Place	No Permit - Tree Removal	400.3.1.
10-0775	11 Chestnut Way	Tent in Yard	8.A.b.
10-1117	13 Sassafras Lane	Trash Cans	8.A.i.
10-1129	1300 Ocean Parkway	Maintenance	8.A.i.
10-1204	70 Robin Hood Trail	No Permit - Handicap Ramp	5.A.
10-1231	81 Robin Hood Trail	Easement (Ditch)	10.D.
11-0197	841 Ocean Parkway	Metal Fence	200.5.B.3.
11-0263	791 Ocean Parkway	Maintenance	8.A.i.
11-0388	10 Deerfield Court	No Permit - Fire Pit	200.4.F.1.
11-0388	10 Deerfield Court	Debris	8.A.s.
13-0103	35 Cannon Drive	Debris in Yard	8.A.s.
13-0118	44 Brandywine Drive	Trash Cans	8.A.i.
13-0132	12 Fairhaven Court	Trash Cans	8.A.i.
13-0136	20 Fairhaven Court	No Permit - Carport	5.A.
13-0137	22 Fairhaven Court	Trash Cans	8.A.i.
13-0139	23 Fairhaven Court	Trash Cans	8.A.i.
13-0235	506 Ocean Parkway	Vehicle Parking	1100.1.C.1.
14C-0169	8 Canvassback Court	Placement (Basketball Goal)	200.4.A.
14D-0029	66 Wood Duck Drive	Attachment to Bulkhead	200.6.D.1
15B-0031	205 Charleston Road	Debris In Yard	8.A.s.
18E-C2-01	101 Mumfords Landing Road	Maintenance	8.A.i.



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, December 16, 2023
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), 34 Association members, and approximately 16 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 –

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

Approval of Minutes –

Mr. Latham moved to accept the minutes from the November 18, 2023 Regular Meeting, Ms. Brady seconded, all in favor.

Commendation and plaque presentation to Stephen Decatur High School football team –

Mr. Farr presented the team with the commendation and plaque.

President's Remarks – Rick Farr

Mr. Farr thanked John Viola and his team for all their work. He also thanked all the advisory committee members for their commitment.

Mr. Farr wished everyone a safe and prosperous holiday season.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Dutch Oostveen – 12 Lord Guy Terrace
Colette Horn – 35 Sundial Circle
Don Bolger – 52 Clubhouse Drive
Lora Pangratz – 2 Harpoon Road
Dave Tanner – 65 Skyline Court
Gary Miller – 15 Windward Court
Cindy Hoffman – 23 Watergreen Lane
Patti Stevens – 171 Nottingham Lane
Karen Kaplan – 32 Chatham Court
Amy Peck – 109 White Horse Drive

Capital Requests –

Golf Maintenance – Irrigation System

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

Public Relations – Electronic Sign

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

Yacht Club – Tiki Bar Extension

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

Racquet Sports – Pro Shop Renovations

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

Veterans Memorial – Gazebo

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

CPI Violations – None

Unfinished Business – None

New Business –

Motion to approve trash removal contract – John Viola

Ms. Rakowski moved to approve the recommendation of Republic Services, Dr. Lakernick seconded, and the motion passed unanimously.

Motion to approve revisions to Resolution M-04 (Maintenance of Lots) – Elaine Brady

Dr. Lakernick moved to approve the revisions to M-04 as written, Mr. Latham seconded, and the motion passed unanimously.

Appointments –

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

Robert Keesling – Chair – Strategic Planning

Linda Yurche – Chair – Communications

Adjournment – Ms. Rakowski moved to adjourn, Dr. Lakernick seconded, all in favor.

The meeting adjourned at 10:37 a.m.

Respectfully submitted:
John Latham, Secretary



OCEAN PINES ASSOCIATION, INC.

Proposed Topic for Discussion by Board of Directors

DATE: 1.15.2024

TOPIC: ARC Guidelines

FOR INCLUSION IN MEETING HELD ON: 1.20.2024

SUBMITTED BY: Elaine Brady

TOPIC: First Reading

CONCISE STATEMENT

ARC GUIDELINE REVISION

Continuing effort to improve and update Guidelines using language that is as simplified and direct as possible to reduce confusion and misunderstanding.

Modifications and additions are based on:

- Issues that have arisen in ARC meetings.
- ARC's interpretation of the Guidelines as they apply to the changing characteristics of the Community.
- The heightened concern over the Communities appearance by Residents.

Primary areas being addressed are:

- The need for more current property Surveys and Site Plans to make informed decisions
- More detail on what will be needed to apply for Variances and Exceptions
- Construction requirements, including Fencing, Docks, Driveways, Structures and Vacant Lots
- Plantings and Tree Removal
- Drainage including Fill, Grading, and Culvert Pipes
- Recreational Vehicle Storage
- Home-based Businesses
- Elimination of outdated references
- Signs (including Flags) – note: vetted by counsel

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: John Dilworth

2. Address: 133 Teal Circle

3. Email: johnndilworth219@gmail.com

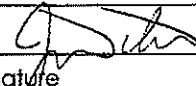
4. Telephone: 410-208-0988 Property Owner for 20 (years)

5. Committee in which you would like to be involved:
- | | | |
|--|----------------|-------------------------------------|
| <input type="checkbox"/> Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Architectural Review | Re-Appointment | <input checked="" 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 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: 3rd Term Expiration - 01/21/24

6. Why do you want to be on this Committee? As Committee Chairman, I feel obligated to remain on the Committee until our effort to seek Board approval of Guideline revisions is completed before leaving. With this application I am proposing to extend my term through March 31, 2024, with subsequent short-term extensions if needed.

7. What knowledge/input can you offer to this Committee? _____

Signature:  Date: 1/5/24

1st Endorsement from Committee Chairperson:
 Comment: _____
 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: DONALD L. McMullen

2. Address: 53 CANNON DRIVE, OCEAN PINES, MO 21811

3. Email: d.mcmullen1@aol.com

4. Telephone: 443-388-2941 Property Owner for 51 (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: 2/23/24

6. Why do you want to be on this Committee? I FEEL I CAN CONTRIBUTE TO THE GOAL OF THE GOLFERS EXPERIENCE & THE CONTINUAL IMPROVEMENT TO OUR GOLF COURSE

7. What knowledge/input can you offer to this Committee? I HAVE GOLFED FOR OVER 60 YEARS. I'M THE GOLF COACH AT VOLESSEY PROP HIGH SCHOOL GOLF TEAM

Signature: Donald L. McMullen Date: 12-03-23

1st Endorsement from Committee Chairperson:
 Comment: Excellent committee member
 Signature: Frank Brown Date: 12-21-23

2nd Endorsement from Board Liaison to Committee:
 Comment: EXCELLENT MEMBER
 Signature: Stephen J. [unclear] Date: 12/21/23

Board Action: _____ Date: _____

President's Signature: _____ Date: _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: <u>Suzanne Russell</u>	
2. Address: <u>12 Links Lane Ocean Pines, Maryland 21811</u>	
3. Email: <u>svrussell@comcast.net</u>	
4. Telephone: <u>443-956-9079</u> Property Owner for <u>1</u> (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 checked="" 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: <u>1st</u> 2 nd 3 rd ~ Term will expire: <u>1st</u>	
6. Why do you want to be on this Committee? <u>I am a member of the Ocean Pines Racquet Club. I enjoy playing all of the racquet sports that are offered as well the social aspect they provide. I would like to give back to the club by offering my time, passion and experience to make our club even better and grow the membership.</u>	
7. What knowledge/input can you offer to this Committee? <u>I played racquet sports my entire life and spent years teaching tennis, coaching teams and running tennis tournaments as well as owning my own business.</u>	
<u>Suzanne Russell</u> Signature	<u>11/12/2023</u> Date
1 st Endorsement from Committee Chairperson: Comment: <u>I endorse this applicant.</u>	
<u>Cathy Noble</u> Signature	<u>1/16/2024</u> Date
2 nd Endorsement from Board Liaison to Committee: Comment: <u>Approves</u>	
<u>[Signature]</u> Signature	<u>1/17/2024</u> Date
Board Action: _____ Date: _____	
_____ President's Signature	_____ Date

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: <u>Leslie Shippee</u>	
2. Address: <u>208 Breezy Creek ct</u>	
3. Email: <u>lshippee@aol.com</u>	
4. Telephone: <u>7034310072</u> Property Owner for <u>19</u> (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 checked="" type="checkbox"/> Racquet Sports	Re-Appointment <input checked="" 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: <input checked="" type="radio"/> 1 st <input type="radio"/> 2 nd <input type="radio"/> 3 rd ~ Term will expire: <u>1st</u>	
6. Why do you want to be on this Committee? <u>I have been involved in both tennis and pickleball for the past 19 years and look forward continued growth and evolution.</u>	
7. What knowledge/input can you offer to this Committee? <u>I would like to contribute my from my long association with this facility to help shape the development of the racket sp</u>	
<u>Leslie Shippee</u> Signature	<u>[Signature]</u> Date
1 st Endorsement from Committee Chairperson: Comment: <u>I endorse Leslie Shippee</u>	
<u>Cathy Noble</u> Signature	<u>2/16/2024</u> Date
2 nd Endorsement from Board Liaison to Committee: Comment: <u>Approved</u>	
<u>[Signature]</u> Signature	<u>1/17/2024</u> Date
Board Action: _____	Date: _____
_____ President's Signature	_____ Date

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: FRED F. STIEHL
 2. Address: 50 NEWPORT DR OCEAN PINES, MD 21811
 3. Email: stiehl@mchsi.com

4. Telephone: 443-604-5851 Property Owner for 24 (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: _____

6. Why do you want to be on this Committee? I'M INTERESTED IN THE DIRECTION OF O.P. OVER THE NEXT 10 YRS AND THIS COMM. WILL HELP DIRECT THE PATH TO BE TAKEN.

7. What knowledge/input can you offer to this Committee? I SERVED AS DIRECTOR OF ENFORCEMENT & STRATEGIC PLANNING AT USEPA IN MY LAST JOB. I HAVE

CO-WROTE THE DRAFT S.P. FOR WOR. Co. WATER WASTEWATER DIVISION 12/11/23

Signature Fred F. Stiehl Date _____

1st Endorsement from Committee Chairperson:

Comment: Strong endorsement !!

Signature _____ Date 1/3/24

2nd Endorsement from Board Liaison to Committee:

Comment: HIS BACKGROUND WOULD DEFINITELY BE AN ASSET.

Signature _____ Date 1/8/2024

Board Action: _____ Date: _____

President's Signature _____ Date _____