



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

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

ALSO PRESENT: John Viola (General Manager), 25 Association members, and approximately 15 attendees through Microsoft Teams.

Call to Order – Stuart Lakernick called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

Approval of Agenda –

Ms. Brady moved to amend the agenda to remove the motion to repeal the convenience fee.

Ms. Brady moved to accept the amended agenda, Mr. Farr seconded, all in favor.

Approval of Minutes –

Dr. Lakernick moved to accept the minutes from the October 26, 2024 Regular Meeting, Ms. Rakowski seconded, all in favor.

President's Remarks – Stuart Lakernick

Dr. Lakernick expressed his gratitude to the community for their support and wished everyone a wonderful Thanksgiving.

The Veterans Day ceremony and dedication of the new gazebo was a huge success. Dr. Lakernick thanked John Viola, Marie Gilmore, and the entire Worcester County Veterans Memorial Foundation for a wonderful addition to Ocean Pines.

The Ocean Pines bagged leaf collection begins this Monday, November 25th and goes through to January 3rd.

There are several committees that have openings. If you would like to volunteer on a committee, please email Linda Martin at lmartin@oceanpines.org.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

David Tanner – 65 Skyline Court
Carol Frazier – 64 Bramblewood Drive
Scott Shellenberger – 44 Quarter Staff Place
Lynn Shannon – 37 Garrett Drive
Patti Stevens – 171 Nottingham Lane
Tim McMullen – 174 Nottingham Lane

Capital Requests – None**CPI Violations –**

Dr. Lakernick moved to forward the violations to legal and suspend voting and amenity rights, Ms. Brady seconded, all in favor.

Unfinished Business – None**New Business –**

Water quality monitoring – Sue Challis, Marine Activities Committee

Presentation given on testing done by the Marine Activities Committee.

New directional signs for facilities and amenities – Elaine Brady

The charging document forwarded to operations to design new signs.

First reading of Resolution M-09 (Candidate Search Process for OPA Board Elections) –

Steve Jacobs

First reading reviewed.

Motion to approve participation as co-plaintiff in lawsuit for US Windmill Project –

Rick Farr

Dr. Lakernick suspended Roberts Rules and yielded the floor to Rick Meehan, Mayor of Ocean City, for discussion and a question and answer session prior to the Board voting on the motion. Terry McGean, Manager of Ocean City, was present as well.

Dr. Lakernick moved to approve participation in the lawsuit, Ms. Rakowski seconded, and the motion passed 6-0-1, with Mr. Jacobs abstaining.

Appointments –

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

Jack Collins – 1st Term – Budget & Finance

William Hufnell – 1st Term – Budget & Finance

Adjournment – Mr. Latham moved to adjourn, Mr. Farr seconded, all in favor.

The meeting adjourned at 10:33 a.m.

Respectfully submitted:
John Latham, Secretary