



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, December 21, 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), 17 Association members, and approximately 10 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 accept the agenda, Ms. Rakowski seconded, all in favor.

**Approval of Minutes –**

Dr. Lakernick moved to accept the minutes from the November 21, 2024 Special Meeting, the November 23, 2024 Regular Meeting, and the November 25, 2024 Special Meeting. Mr. Latham seconded, all in favor.

**Announcement of Email Votes/Motions –**

Mr. Latham noted that on November 27, 2024, the Board unanimously approved having a contractor resolve a safety issue with trees at 2 Ivy Lane, 5 Portage Court, and 3 Helm Court, per Section 14 of the Declaration of Restrictions.

**President's Remarks – Stuart Lakernick**

Dr. Lakernick asked for a moment of silence for the loss of Les Purcell, a former Board member.

Dr. Lakernick expressed his deepest gratitude to everyone and the many achievements from this past year, from small acts of kindness to major acts, such as Veterans Memorial, Golf Course Irrigation, swearing in of new police officers, and upcoming renovations to both the racquet center and fire department.

Dr. Lakernick thanked everyone that volunteers to make Ocean Pines a truly special place. He wished everyone a joyous, peaceful, and prosperous holiday season.

**Swearing in of Police Officers – Stuart Lakernick**

Dr. Lakernick performed the Oath of Office to the two new Police Officers, Michael Arnold and Kyle Mann.

**GM Report – John Viola (attached)**

**Treasurer's Report – Monica Rakowski (attached)**

**Public Comments –**

Louis Lazzaro – 1 Sandpiper Lane  
Karen Kaplan – 32 Chatham Court

**Capital Requests –**

Golf – Golf Course Bridge: Dr. Lakernick moved to accept the recommendation, Ms. Brady seconded, all in favor.

Police – Tasers: Dr. Lakernick moved to accept the recommendation, Ms. Rakowski seconded, all in favor.

**CPI Violations –**

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

**Unfinished Business – None****New Business – None****Appointments –**

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

Thomas McElroy – 1<sup>st</sup> Term – Elections

Robert Moulden – 2<sup>nd</sup> Term – Golf

Marlene Ott – 1<sup>st</sup> Term – Elections

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

The meeting adjourned at 9:56 a.m.

Respectfully submitted:  
John Latham, Secretary