



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, April 20, 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), 27 Association members, and approximately 19 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, Ms. Brady seconded.

Mr. Jacobs moved to amend the agenda to remove the approval of Resolution M-06, as it contains no attachments. Mr. Latham noted that Resolution M-06 in its entirety has already been reviewed by counsel and forwarded to the entire Board.

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

Approval of Minutes –

Dr. Lakernick moved to accept the minutes from the March 23, 2024 Regular Meeting, Mr. Latham seconded, all in favor.

Commendation and plaque presentation to Stephen Decatur High School wrestling team

President's Remarks – Rick Farr

Mr. Farr thanked John Viola and staff for all the work they do for Ocean Pines. He also congratulated two staff members for the recent promotions – Eddie Wells to Senior Director of Public Works and Mark Swift to Assistant Controller. He also thanked, on behalf of the Board, those that attended the volunteer appreciation dinner and for making it a success. As a reminder, Ocean Pines Day will be held today from 3:00-7:00 p.m. at White Horse Park – thanks to Gary Miller, Linda Yurche, and Ocean Pines staff for working together on this event.

Swearing in of Officer Freddie Howard – Rick Farr

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Bernie McGorry – 11 Leslie Mews
Cathy Noble – 8 Carriage Lane
Daryl Noble – 8 Carriage Lane

Capital Requests –

Aquatics – Swim & Racquet Pool Splash Pade Resurfacing

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

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 –

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

Discussion: Mr. Jacobs suggested attaching the committee application form for prospective members.

Dr. Lakernick moved to approve changes to Resolution C-01, Ms. Rakowski seconded, all in favor.

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

Ms. Rakowski moved to approve the changes to Resolution C-03, Mr. Heavner seconded, all in favor.

Second reading of revisions to the Architectural Review Committee Guidelines – Elaine Brady

Ms. Brady moved to amend the document to include that candidate signs will no longer need approval prior to posting on property, and paving now requires a permit. Dr. Lakernick seconded.

Ms. Rakowski moved to approve the revisions to the Architectural Review Committee Guidelines as amended, Mr. Jacobs seconded, all in favor.

Motion to repeal Resolution C-14 (Racquet Sports Committee) – Rick Farr

Dr. Lakernick moved to repeal Resolution C-14, Ms. Rakowski seconded, and the motion passed 6-1, with Mr. Jacobs opposed.

Discussion on East Room and Anna Foulz Room – Elaine Brady

After discussion, Mr. Farr moved to direct operations to acknowledge both the Phyllis East Room and the Anna Foulz Room with a plaque and informational document, Mr. Latham seconded, all in favor.

Discussion on establishing a Historical Work Group – Elaine Brady

After discussion, Mr. Farr assigned Ms. Brady to take the lead on establishing the work group, with also providing information about who will be on the work group and the period of time needed.

Appointments –

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

Wesley Blakeslee – 2nd Term – Strategic Planning

Michael Galello – 1st Term – Architectural Review

Robert Long – 3rd Term – Golf

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

The meeting adjourned at 10:25 a.m.

Respectfully submitted:
John Latham, Secretary