



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, May 18, 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), 26 Association members, and approximately 9 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. Rakowski seconded, all in favor.

**Approval of Minutes –**

Dr. Lakernick moved to accept the minutes from the April 20, 2024 Regular Meeting, Mr. Latham seconded, all in favor.

Dr. Lakernick moved to accept the minutes from the April 24, 2024 Special Meeting, Ms. Brady seconded, all in favor.

**President's Remarks – Rick Farr**

Mr. Farr announced that today is Armed Forces Day and he would like to pay tribute to all the men and women for their service.

He also expressed kudos to the OPA law firm who so far have collected over \$80,000 in assessments since June.

Mr. Farr thanked John Viola and his staff for the incredible work.

**Swearing in of Officer Michael Ebersole – Rick Farr**

**GM Report – John Viola (attached)**

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

**Public Comments –**

Steve Jolly – 21 Watergreen Lane

Michael Hahn – no address given

Vernon Dwight – non-member

Lisa Foster – 1 Bridgewater Road

**Capital Requests –**

Public Works – Ford SUV

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

**CPI Violations –**

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

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

First reading of changes to Resolution F-04 (Delinquent Assessments) – Monica Rakowski

First reading reviewed.

Discussion on establishing a committee for Season Kickoff – Monica Rakowski

Discussion: agreement to continue with event and have the Communications Committee to host. Ms. Brady as Liaison to the Committee to discuss further with Communications Committee Chair.

Discussion on Historical Task Group – Elaine Brady

Discussion: committee formed and had first meeting on May 16<sup>th</sup>.

**Appointments –**

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

Kevin Middleton – Chair – Architectural Review

G. Frederick Robinson – 1<sup>st</sup> Term – Elections

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

The meeting adjourned at 10:15 a.m.

Respectfully submitted:  
John Latham, Secretary