



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, September 28, 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), 20 Association members, and approximately 8 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. Rakowski moved to amend the agenda to remove the first reading of Resolution F-06.

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

Approval of Minutes –

Mr. Farr moved to accept the minutes from the July 20, 2024 Regular Meeting, Ms. Rakowski seconded, all in favor.

Ms. Rakowski moved to accept the minutes from the August 12, 2024 Special Meeting, Mr. Farr seconded, all in favor.

Ms. Rakowski moved to accept the minutes from the August 23, 2024 Organization Meeting, Mr. Farr seconded, all in favor.

Dr. Lakernick moved to accept the minutes from the September 4, 2024 Special Meeting, Mr. Latham seconded, all in favor.

President's Remarks – Stuart Lakernick

Dr. Lakernick announced the committee liaisons for the upcoming year.

Dr. Lakernick expressed gratitude for the incredible achievements in our community and thanked John Viola and his team on their work to make our community great. He also commented that it is the time of year to volunteer and give back to our community.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Steve Haffner – 6 & 8 Fairway Lane
Karen Kaplan – 32 Chatham Court
Janet Kelley – 61 Wood Duck Drive
Gary Miller – 15 Windward Court

Capital Requests –

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

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

Public Relations – Digital Signs: Ms. Brady moved to accept the recommendation, Ms. Rakowski seconded, all in favor.

Public Works – Toro Dingo: Dr. Lakernick moved to accept the recommendation, Ms. Rakowski seconded, all in favor.

Public Works – 2024 Road Rehabilitation and Paving: Dr. Lakernick moved to accept the recommendation, Mr. Farr seconded, all in favor.

CPI Violations –

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

Unfinished Business – None

New Business –

Motion for clarification in the repeal of C-14 (Racquet Sports Advisory Committee) – Rick Farr

Mr. Farr moved to repeal C-14, Mr. Latham seconded, and the motion passed 6-1, with Mr. Jacobs opposed.

Season Kickoff discussion – Monica Rakowski

Information presented on season kickoff scheduled for Spring 2025.

Appointments –

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

Brian Burgess – Vice-Chair – Environmental & Natural Assets

Sue Challis – 2nd Term – Marine Activities

Patricia Ryan Garcia – Chair – Environmental & Natural Assets

Keith Kaiser – 3rd Term – Bylaws & Resolutions

Donna McElroy – Chair – Marine Activities

Pam McGregor – Vice-Chair – Recreation & Parks

Gary Miller – 2nd Term & Chair – Aquatics and 2nd Term – Strategic Planning

Theresa O'Doherty – 1st Term – Recreation & Parks and Strategic Planning

Thomas O'Doherty – 1st Term – Recreation & Parks

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

The meeting adjourned at 10:17 a.m.

Respectfully submitted:
John Latham, Secretary