

# OCEAN PINES ASSOCIATION, INC. BOARD OF DIRECTORS REGULAR MEETING AGENDA

## Saturday, February 22, 2025 9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetupjoin/19%3ameeting\_ZTkxODA3NTYtNWZhMC00ZDViLTk5YWQtYjYzYjBkYTU 10WY2%40thread.v2/0?context=%7b%22Tid%22%3a%22625a6322-2b2f-40fa-94f8-d7dd44d78153%22%2c%22Oid%22%3a%225fa869f5-01ad-476a-9570-540fe1ce4736%22%7d

Call to Order – Stuart Lakernick, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes -

January 25, 2025 – Regular Meeting January 30, 2025 – Special Meeting

Commendation presentation to Stephen Decatur High School football team

President's Remarks

GM Report – John Viola

Treasurer's Report – Monica Rakowski

Public Comments -

Members wishing to make comments must state their name and address.

Capital Requests -

None

CPI Violations -

18 Grand Port Road 219 Ocean Parkway (2) 10 Garrett Drive (4)

48 Nottingham Lane

1216 Ocean Parkway 8 Robin Hood Trail 819 Ocean Parkway (2) Vote to have contractor rectify 84 Sandyhook Road (leaves)

Unfinished Business -

None

#### New Business -

Motion to approve the FY 2025-2026 Fiscal Budget – Monica Rakowski

Motion to instruct the General Manager to prepare estimates and information for a meeting room – Steve Jacobs

Corporate Resolution Authorizing Application and Administration of USDA Grant – Linda Martin

Good Neighbor Award – Elaine Brady & Linda Yurche

## Appointments -

Jason Casares – 1st Term – Architectural Review Philip Grillo – 1st Term – Architectural Review

## Adjournment



## OCEAN PINES ASSOCIATION, INC. BOARD OF DIRECTORS' REGULAR MEETING Saturday, January 25, 2025 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), 15 Association members, and approximately 11 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 –

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

### Approval of Minutes –

Mr. Farr moved to accept the minutes from December 21, 2024 Regular Meeting, Ms. Rakowski seconded, all in favor.

Mr. Latham moved to accept the minutes from the January 8, 2025 Special Meeting, Ms. Rakowski seconded, all in favor.

#### President's Remarks – Stuart Lakernick

Dr. Lakernick commented that volunteerism is the heart of our community. He thanked those who are currently volunteering and issued a call for action for those that have not yet volunteered to continue to keep Ocean Pines a great place to live.

## GM Report – John Viola (attached)

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

#### **Public Comments -**

Dave Tanner – 65 Skyline Court Karen Kaplan – 32 Chatham Court Amy Peck – 109 White Horse Drive Greg Lambert – 55 Skyline Court Lora Pangratz – 2 Harpoon Road

## Capital Requests – None

#### **CPI Violations -**

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

#### **Unfinished Business - None**

#### New Business -

Motion to approve revisions to Resolution M-09 (Candidate Search Process for OPA Board Elections) – Steve Jacobs

Mr. Jacobs moved to approve the revisions to Resolution M-09, Ms. Brady seconded, all in favor.

Ocean Pines Good Neighbor Program – Elaine Brady

Ms. Brady presented information regarding the Ocean Pines Good Neighbor Program developed by the Communications Committee.

### Appointments -

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

Michael Galello – Co-Chair – Architectural Review Mary Hastler – 1st Term - Aquatics Ken Meekins – 1st Term – Architectural Review Gary Murray – Co-Chair – Architectural Review

**Adjournment –** Mr. Farr moved to adjourn, Ms. Rakowski seconded, all in favor. The meeting adjourned at 9:58 a.m.

Respectfully submitted: John Latham, Secretary



## OCEAN PINES ASSOCIATION, INC. BOARD OF DIRECTORS' SPECIAL MEETING Thursday, January 30, 2025 7:00 p.m., Board Room

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

ALSO PRESENT: John Viola, Bruce Bright, and 2 attendees through Microsoft Teams.

Call to Order – Stuart Lakernick called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

## Approval of Agenda –

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

#### Public Comments -

None

#### **New Business -**

Motion to go into closed session for the purpose of discussion of matters pertaining to contractual obligations with legal counsel –

Dr. Lakernick moved to go into closed session, Mr. Farr seconded, all in favor. The meeting went into closed session at 7:01 p.m.

At 7:45 p.m., Dr. Lakernick made a motion to return to open session, Ms. Rakowski seconded, all in favor.

Mr. Latham moved to authorize and direct the Elections Committee to formulate the parameters and content of an RFP, seeking proposals from multiple election vendors to provide assistance with the 2025 OPA Board Election; and to authorize OPA management to work with the Elections Committee in that regard and to issue the RFP. Ms. Rakowski seconded, all in favor.

## Adjournment -

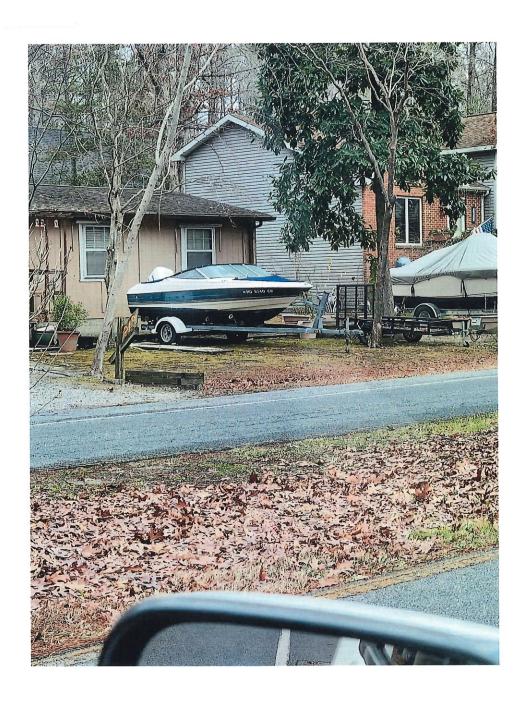
Dr. Lakernick moved to adjourn, Mr. Farr seconded, all in favor. The meeting adjourned at 8:03 p.m.

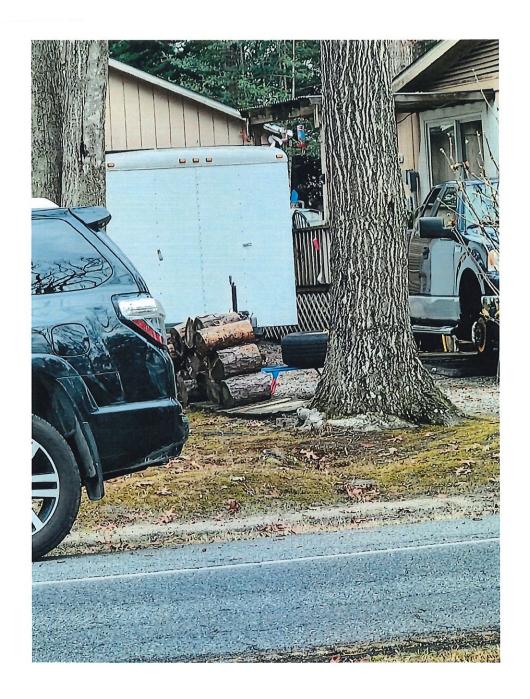
Respectfully submitted: John Latham, Secretary



UPON YOUR FINAL INSPECTIONS, WE FOUND A VIOLATION(S) AND DUE TO THE PERMIT TIME EXPIRING, YOU MUST NOW RESUBMIT A PERMIT FOR \$135.00 AND COMPLETE THE PROJECT TO REMOVE THE VIOLATION(S).

The foundation needs to be parged.







8.A.l. - All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon.

Please clean the roof.



200.5.B.3. - The enclosure shall not be constructed of metal posts, metal rails, or wire mesh.

Please remove the wire fencing and framing. An enclosure would need a permit from both Ocean Pines and the County and would need to be made of the proper materials and follow the guidelines. Livestock is not permitted the ducks and fence need to be removed asap.



8.A.f. - No animals or livestock of any description, except the usual household pets, shall be kept on any lot.

Please remove the ducks asap.



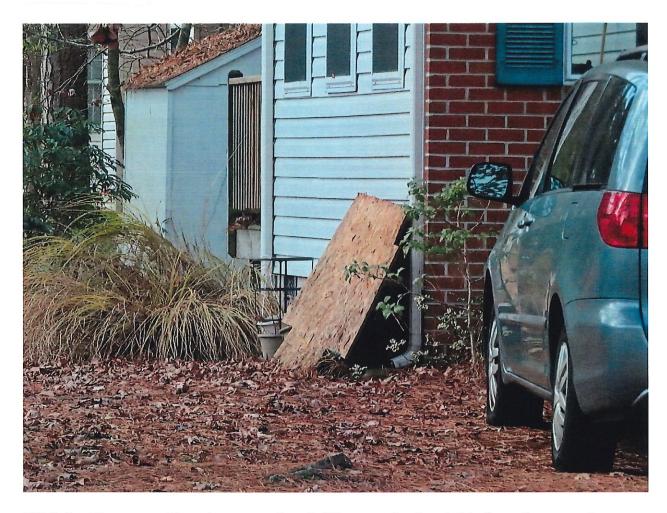
8.A.l. - All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon.

Please repair and paint the steps.



8.A.l. - All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon.

Please store coolers and other such items out of view.



500.2.A - The street address house number shall be posted to be visible from the street. It may be displayed on the front of the house or on a sign in the front yard. House numbers shall not be less than four (4) inches or no greater than eight (8) inches in height, a contrasting color, and visible from the street.

Please install a house number that is visible from the road. It assists with deliveries and emergency services.

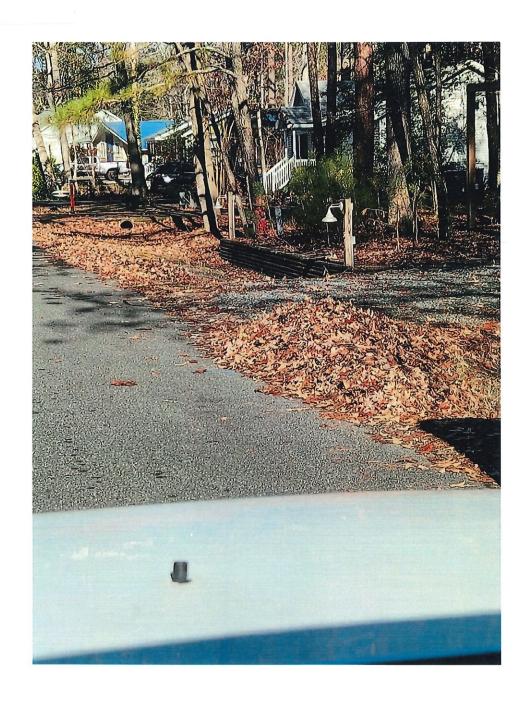


8.A.l. - All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon.

Please repair or replace the broken section of the lattice.









## OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: February 18, 2025 TOPIC: 2025/2026 Budget FOR INCLUSION IN MEETING HELD ON: 2/22/2025 SUBMITTED BY: Monica Rakowski SECOND BY:				
MOTION: Move to approve the E	Budget for Fiscal Year 2025-20	26.		
Operating Revenue Operating Expenses Bulkhead Expenses Capital expenses (Gen Replace)	12,846,3 12,846,3 1,199,09 ment, Roads,	393		
Drainage, New Capital)		35		
Assessment/Interest Revenue Transferred to Reserves Assessment non water Assessment non water estate Assessment water Assessment water estate Assessment water enon bulkhead Assessment water non bulkhead estate  PURPOSE AND EFFECT: Approval of the motion will allow and capital expenses associated with general operate BACKGROUND: A thorough review has been complete. Finance committee and by the Board of Directors. For review by the membership. A public meeting was budget to the membership and have an open discuss address questions or concerns.		he Association. The GM and his team, by the Budget get was posted on the OPA web site February 5, 2025, to present the		
MOTION OUTCOME: PASSED: FAILED:				
DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:		



## OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: 2/15/25 TOPIC: Meeting Room FOR INCLUSION IN MEETING HELD ON: 2/22/25 SUBMITTED BY: Steve Jacobs SECOND BY:				
<b>MOTION:</b> To instruct the General Manager to prepare estimates of cost, drawings blueprints or appropriate renditions of a modular meeting room that meets the needs of the Association for its annual meeting as well as committee meetings. The required material shall be available for consideration no later than the start of budget preparation for the FY 2026 -2027.				
PURPOSE AND EFFECT: The Board seeks professional input and information to begin consideration of a meeting room sufficient to meet the needs of our annual meeting as well as providing space for all committees to meet on a regular basis. The information sought should be comprehensive enough to address the locations of the meeting room, a "modular" arrangement, space and parking considerations, impact on other activities, quality of acoustics, video and audio capabilities, assurance of quality "hybrid" connections as well as design and appropriate and reasonable "outfitting" of chairs and work stations. The General Manage may also include suggested changes to the current meeting room at the "Clubhouse" that would provide for an enlarged pro-shop, larger space for food and beverage seating and other changes that may seem worthwhile.  BACKGROUND: Over the years there has been discussion and complaints about the audio and video provided at Board meetings, sufficient space for meetings of the Board, the Annual Meeting and committee needs as well as better "hybrid" or internet connections. The Board seeks to compile information to gauge the desirability, cost and workability of such an undertaking.				
MOTION OUTCOME: PASSED: FAILED:				
DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:		

#### OCEAN PINES ASSOCIATION, INC.

#### BOARD OF DIRECTORS CORPORATE RESOLUTION

#### AUTHORIZING APPLICATION AND ADMINISTRATION OF USDA GRANT

WHEREAS, the Ocean Pines Association, Inc. (the "Association") is a homeowner's association located in Worcester County, Maryland; and

WHEREAS, the Association seeks to apply for funding through the United States Department of Agriculture (USDA) under Rural Business Development Grant program to support printing and mailing of the bi-annual activity guide; and

WHEREAS, the Association recognizes that the administration of this grant requires an authorized representative to execute all necessary documents and agreements on its behalf;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Ocean Pines Association, Inc. hereby authorizes the submission of an application for funding through the USDA Rural Development Grant program; and

BE IT FURTHER RESOLVED that Josh Davis, Director of Public Relations and Marketing, is hereby authorized to sign all grant-related documents, including but not limited to the application, agreements, reports, and compliance certifications, and to take all necessary actions to administer and manage the grant on behalf of the Association.

This Resolution was duly passed and adopted by the Board of Directors of the Ocean Pines Association, Inc. on this 22<sup>nd</sup> day of February, 2025.

#### CERTIFICATION

I, Stuart Lakernick, President of the Ocean Pines Association, Inc., do hereby certify that the foregoing resolution was adopted by the Board of Directors at a duly called meeting on February 22, 2025, and that said resolution remains in full force and effect as of the date hereof.

Signature:			
<del></del>	Stuart Lakernick		
	President, Ocean Pines Association, Inc.		

## OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Jason A. Casares				
2. Address: 49 Lookout Point				
3. Email: jasoncasares@gmail.com				
4. Telephone: 520-444-2863 5. Committee in which you would like to be inv	Property Owner for 3 1/2 (years)			
Aquatics	Re-Appointment			
XXX Architectural Review	Re-Appointment			
Budget & Finance	Re-Appointment			
By-Laws & Resolutions	Re-Appointment			
Clubs	Re-Appointment			
Communications	Re-Appointment			
Elections	Re-Appointment			
Environment & Natural Assets	Re-Appointment Re-Appointment			
Golf	Re-Appointment			
Marine Activities	Re-Appointment			
Racquet Sports	Re-Appointment			
Recreation & Parks	Re-Appointment			
Search	Re-Appointment			
Strategic planning	Re-Appointment			
Other	Re-Appointment			
Potential Term: 1st 2nd 3rd ~ Term will expire: 1st  6. Why do you want to be on this Committee? To help ensure environment, architectural quality, and economic value of properties. We love this place. I would like to help and contribute in some sort of way to help keep Ocean Pines a thriving community.  7. What knowledge/input can you offer to this Committee? I work in the University System of Maryland doing compliance work, policy/procedures, investigations, and legal field.				
Jason A. Casares, Ph.D.	1-22-25			
Signature	Date			
1st Endorsement from Committee Chairperson: Comment: WILTNEWESS TO HELP COMPUNITY, COMPLIANCE PROFESSION WISSIGnature  Signature  Date				
2nd Endorsement from Board Liaison to Committee:  Comment:  Signature  Z 19 25  Date				
Board Action:	Date:			
President's Signature	 Date			

## OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Philip R Grillo		
2. Address: 39 King Richard Rd Berlin Md 21811		
3. Email: philiptyrillo@gmail.com		
3. Email: philiptarillo@gmail.com  4. Telephone: 410-458-6185  5. Committee in which you would like to be involved.  Aquatics  X	Property Owner for 25 (years)  /ed:  Re-Appointment  Re-Appointment	
Potential Term: 1st 2nd 3rd ~ Term will expire: 2-3  6. Why do you want to be on this Committee? Give help and recommendations  7. What knowledge/input can you offer to this Committee? I have worked with this com		
And Worcester County permits		
Philip R Grillo Signature	1-29-2025 Date	
1st Endorsement from Committee Chairperson: Comment:  PAIL HAS PASS CONTROL PON EXPERIENCE & COUNTY PORMITING Signature  Date		
2nd Endorsement from Board Liaison to Committee:  Comment:  Signature  21955  Date		
Board Action:	Date:	
President's Signature	Date	