



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/meetup-join/19%3ameeting_ZTkxODA3NTYtNWZhMC00ZDVlTk5YWQtYjYzYjBkYTU1OWY2%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

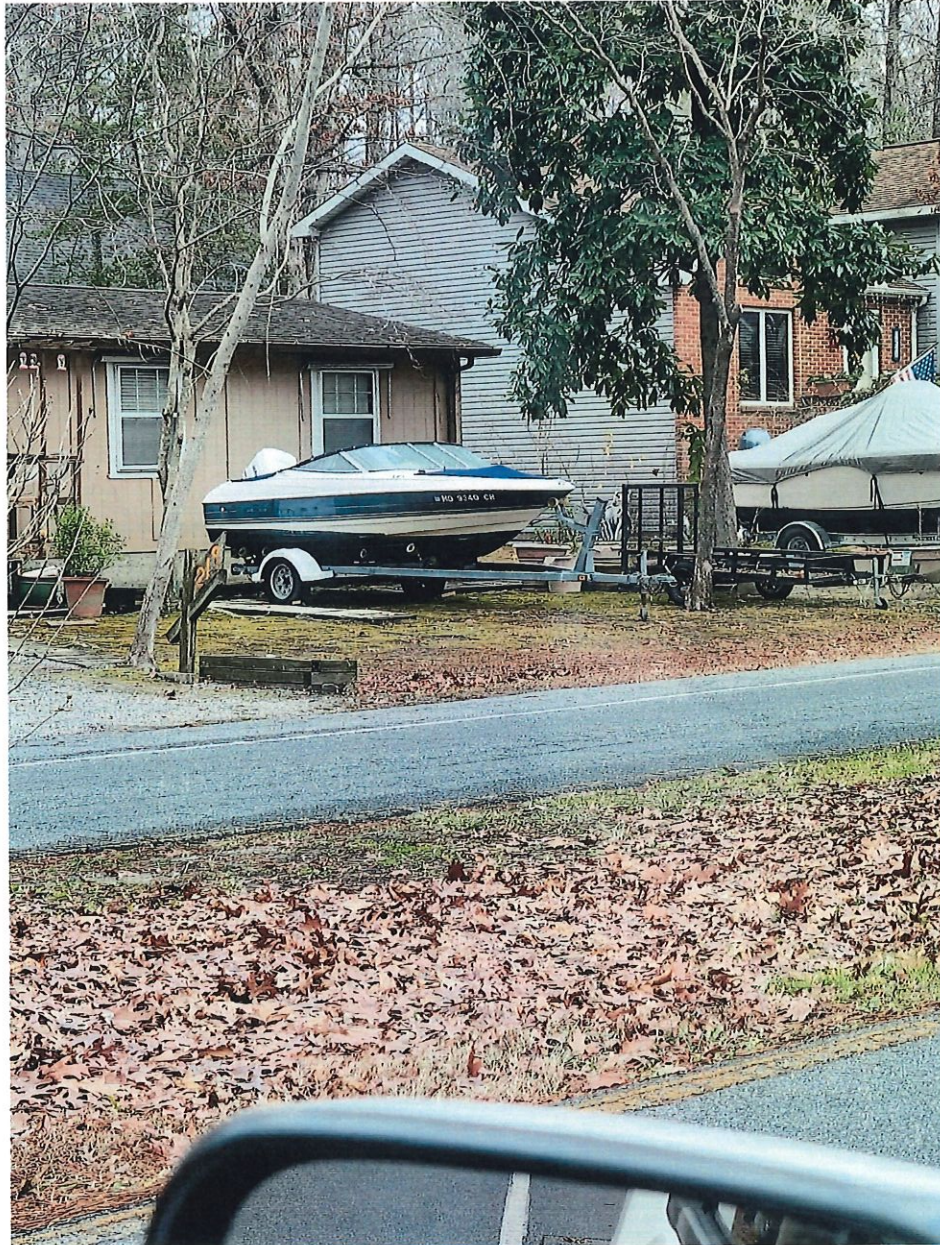
01-0335
18 Grand Port Rd.



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.

02-0435
219 OCEAN PARKWAY



02-0435
219 OCEAN PARKWAY



08-0088
10 Garrett Dr.



8.A.1. - 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.

08-0088
10 Garrett Dr.



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.

08-0088
10 Garrett Dr.



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.

08-0088
10 Garrett Dr.



8.A.1. - 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.

10-0039
48 Nottingham Ln.



8.A.1. - 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.

10-1069
1216 Ocean Parkway



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.

10-1094
8 Robin Hood Tr.



8.A.1. - 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.

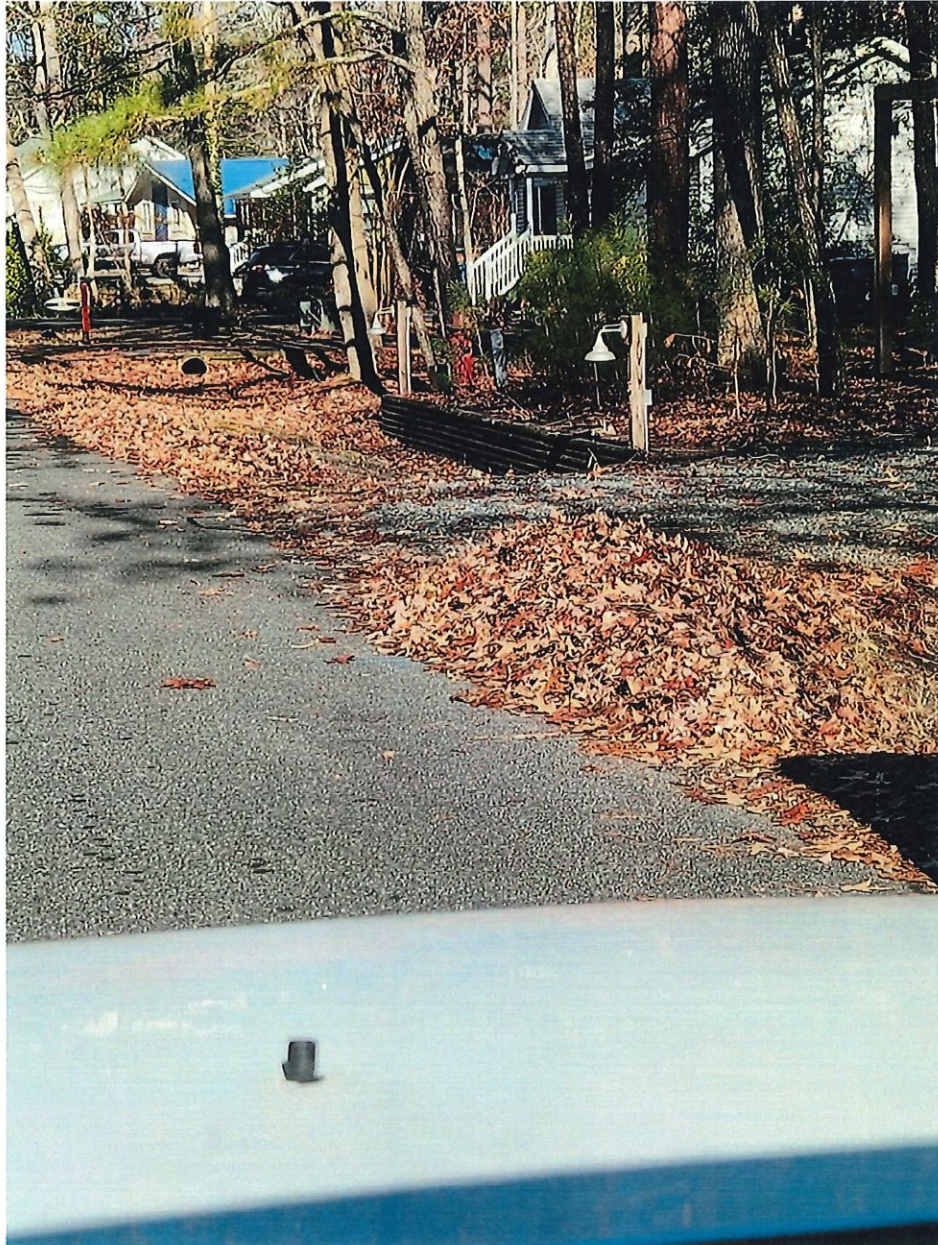
11-0207
819 OCEAN PARKWAY



11-0207
819 OCEAN PARKWAY



02-0107
84 SANDYHOOK RD



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 22nd 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:

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 Property Owner for 3 1/2 (years)

5. Committee in which you would like to be involved:

- | | |
|--|---|
| <input type="checkbox"/> Aquatics | Re-Appointment <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Architectural Review | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Budget & Finance | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> By-Laws & Resolutions | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Clubs | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Communications | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Elections | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Environment & Natural Assets | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Golf | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Marine Activities | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Racquet Sports | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Recreation & Parks | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Search | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Strategic planning | Re-Appointment <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | Re-Appointment <input type="checkbox"/> |

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: WILLINGNESS TO HELP COMMUNITY, COMPLIANCE PROFESSIONAL
Amy Murray 2-10-25
Signature Date

2nd Endorsement from Board Liaison to Committee:

Comment: _____
Wanda P. ... 2/19/25
Signature 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: philipgrillo@gmail.com

4. Telephone: 410-458-6185 Property Owner for 25 (years)

5. Committee in which you would like to be involved:

- | | | | |
|-------------------------------------|------------------------------|----------------|--------------------------|
| <input type="checkbox"/> | Aquatics | Re-Appointment | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Architectural Review | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Budget & Finance | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | By-Laws & Resolutions | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Clubs | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Communications | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Elections | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Environment & Natural Assets | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Golf | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Marine Activities | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Racquet Sports | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Recreation & Parks | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Search | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Strategic planning | Re-Appointment | <input type="checkbox"/> |
| <input type="checkbox"/> | Other _____ | Re-Appointment | <input type="checkbox"/> |

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 1-29-2025
Signature Date

1st Endorsement from Committee Chairperson:
Comment: PHIL HAS PAST CONSTRUCTION EXPERIENCE & COUNTY PERMITTING
[Signature] 2/10/25
Signature Date

2nd Endorsement from Board Liaison to Committee:
Comment: [Signature] 2/19/25
Signature Date

Board Action: _____ Date: _____

President's Signature _____ Date _____