



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS  
SPECIAL MEETING AGENDA

Wednesday, January 8, 2025  
2:00 PM, Board Room

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZjY0NTg0NGE1M2NjZS00YzQxLWE4NzY1NzMzM2VIYjk1OGQx%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjY0NTg0NGE1M2NjZS00YzQxLWE4NzY1NzMzM2VIYjk1OGQx%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

Public Comments –

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

New Business –

Motion to go into closed session for the purpose of discussion with matters pertaining to contracts – Stuart Lakernick

Motion to return to open session – Stuart Lakernick

Motion to approve contract as discussed in closed session – Stuart Lakernick

Adjournment



**OCEAN PINES ASSOCIATION, INC.  
MOTION TO ADJOURN TO  
CLOSED SESSION**

At a meeting of the Board of Directors of Ocean Pines Association, Inc., held on this 8th day of January, 2025, at 2:00PM at the OPA Administration building, the Board voted to adjourn to closed session for the purpose of discussion with matters pertaining to contracts for the food and beverage operations, as permitted by the MD Homeowner's Association Act, Section 11B-111( vi).

Motion made by: Stuart Lakernick

Motion seconded by: \_\_\_\_\_

Discussion:

**VOTE TO CLOSE SESSION for the above purposes only:**

<b>Director</b>	<b>In Favor</b>	<b>Opposed</b>
Stuart Lakernick		
Rick Farr		
John Latham		
Monica Rakowski		
Elaine Brady		
Jeff Heavner		
Steve Jacobs		

As allowed by the Maryland Homeowner's Association Act, Section 11B-111(4 & 5).

(4) A meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes:

- (i) Discussion of matters pertaining to employees and personnel;
- (ii) Protection of the privacy or reputation of individuals in matters not related to the homeowners association's business;
- (iii) Consultation with legal counsel on legal matters;
- (iv) Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters;
- (v) Investigative proceedings concerning possible or actual criminal misconduct;
- (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowner's association;
- (vii) Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;
- (viii) Discussion of individual owner assessment accounts; and

(5) If a meeting is held in closed session under paragraph (4) of this section:

- (i) An action may not be taken and a matter may not be discussed if it is not permitted by paragraph (4) of this section; and
- (ii) A statement of the time, place, and purpose of a closed meeting, the record of the vote of each board or committee member by which the meeting was closed, and the authority under this section for closing a meeting shall be included in the minutes of the next meeting of the board of directors or the committee of the homeowners association.

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John Latham, Secretary,  
Ocean Pines Association, Inc.