



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

Saturday, October 26, 2024  
9:00 AM, Clubhouse Meeting Room

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YWVmNTg5NGUtZjk4ZS00OThlLThkMWYtOTM4YTY5MGlxYmQ5%40thread.v2/0?context=%7b%22id%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_YWVmNTg5NGUtZjk4ZS00OThlLThkMWYtOTM4YTY5MGlxYmQ5%40thread.v2/0?context=%7b%22id%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 –

September 28, 2024 – Regular Meeting

October 9, 2024 – Special Meeting

Announcement of Email Votes/Motions – John Latham

Proclamation for the 50<sup>th</sup> Anniversary of Woman's Club – Stuart Lakernick

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 –

Fire Department – Command Vehicle (Tahoe)

CPI Violations –

17 Widows Watch

10 Windjammer Road

58 Seafarer Lane (2)

17 Birdnest Drive

630 Ocean Parkway

70 Crest Haven Drive

26 Castle Drive (2)

9 Quarter Staff Place

1233 Carrollton Lane

Unfinished Business –

None

New Business –

None

Appointments –

Albert (Mike) Johnson – 1<sup>st</sup> Term – Marine Activities

Anne O'Connell – 1 year extension – Environmental & Natural Assets

Marlene Ott – 2<sup>nd</sup> Term – Communications

Adjournment



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 – 2<sup>nd</sup> Term – Marine Activities

Patricia Ryan Garcia – Chair – Environmental & Natural Assets

Keith Kaiser – 3<sup>rd</sup> Term – Bylaws & Resolutions

Donna McElroy – Chair – Marine Activities

Pam McGregor – Vice-Chair – Recreation & Parks

Gary Miller – 2<sup>nd</sup> Term & Chair – Aquatics and 2<sup>nd</sup> Term – Strategic Planning

Theresa O'Doherty – 1<sup>st</sup> Term – Recreation & Parks and Strategic Planning

Thomas O'Doherty – 1<sup>st</sup> 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



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' SPECIAL MEETING  
Wednesday, October 9, 2024  
7:00 p.m., Board Room

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

ALSO PRESENT: John Viola and Bruce Bright (legal counsel).

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

**Approval of Agenda** –

Dr. Lakernick 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 consultation with staff personnel, attorney, and board members on legal matters –

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 7:51 p.m., Ms. Rakowski made a motion to go back into open session, Ms. Brady seconded, all in favor.

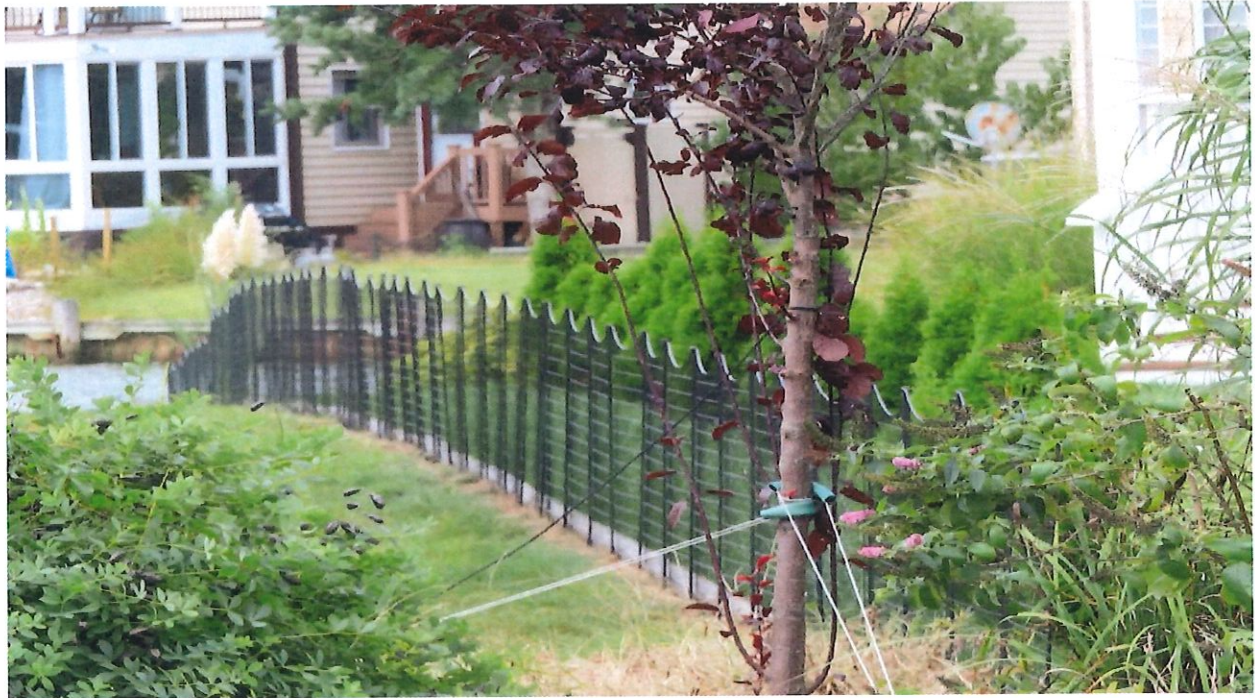
**Adjournment** –

Ms. Rakowski moved to adjourn, Ms. Brady seconded, all in favor.

The meeting adjourned at 7:52 p.m.

Respectfully submitted:  
John Latham, Secretary

01-0357  
17 Widow's Watch Ct.



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

Metal fencing is not permitted in Ocean Pines and it must be removed asap.

01-0628  
10 WINDJAMMER ROAD







06-0551  
58 SEAFARER LANE



06-0551  
58 SEAFARER LANE  
VIOLATION – JUNK VEHICLE



06-0654  
17 Birdnest Drive



5.A. - All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, shall require the approval in writing before any such work is commenced of the Architectural Review Committee.

After the fact permits from both the County and Ocean Pines are needed for the alteration to your home.

09-0348  
630 Ocean Parkway



8.A.h. - No stripped down, partially wrecked, or junk motor vehicle, or sizeable part thereof, shall be permitted to be parked on any street in the Section or Subdivision or on any lot.  
1100.1.2 - In the process of evaluating whether a motor vehicle is to be included in the "junk" category, conditions such as the absence of current state registration are considered.

Please display current tags or remove the vehicle.

09-0547  
70 CREST HAVEN DR.



10-0437  
26 Castle 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.

The construction debris must be removed or store out of sight if still viable for use.

10-0437  
26 Castle Dr.



Sec. 300.2.J. - Driveways and parking areas shall have a minimum coverage of three (3) inches of gravel or crushed stone. Retainers of pressure-treated lumber or other suitable material shall be required bordering gravel or crushed stone driveways and shall be securely anchored.

10-0578  
9 Quarter Staff Pl.



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 remove the debris asap.



18E-I-02  
1233 Carrollton Ln.



5.A. - All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, shall require the approval in writing before any such work is commenced of the Architectural Review Committee.

After the fact permits from both Ocean Pines and the County are needed for the shed if approved by Colonial Village.

**OCEAN PINES ASSOCIATION  
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: Albert (Mike) Johnson  
 2. Address: 24 Portside Ct  
 3. Email: ERASMUS amj@gmail.com  
 4. Telephone: 443 910 0458 Property Owner for 7 (years)  
 5. Committee in which you would like to be involved:

- |   |                |                          |
|---|----------------|--------------------------|
| <input type="checkbox"/> Aquatics                     | Re-Appointment | <input type="checkbox"/> |
| <input 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 checked="" 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: \_\_\_\_\_

6. Why do you want to be on this Committee? I have a boat and a canal front home and wish to know more about the OP boating rules and culture.

7. What knowledge/input can you offer to this Committee? I am a retired engineer with a strong history of solving problems

Am Johnson \_\_\_\_\_ 10/14/24  
 Signature Date

1st Endorsement from Committee Chairperson:

Comment: Mike served on this committee previously and was an asset to the MAAC  
Donna B. McGray \_\_\_\_\_ 10/18/2024  
 Signature Date

2nd Endorsement from Board Liaison to Committee:

Comment: Mike was a great past committee member. SDAI confirmed  
John first \_\_\_\_\_ 10/21/24  
 Signature Date

Board Action: \_\_\_\_\_ Date: \_\_\_\_\_

President's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Anne O'Connell

2. Address: 2 Goldeneye Court, Ocean Pines MD 21811

3. Email: mrsac@mchsi.com

4. Telephone: 410-208-9375 Property Owner for 22+ (years)

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

<input type="checkbox"/> Aquatics	Re-Appointment	<input type="checkbox"/>
<input 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 checked="" type="checkbox"/> Environment & Natural Assets	Re-Appointment	<input checked="" 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: 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup> - Term will expire: 3rd term expires 11/24. Requesting extension.

6. Why do you want to be on this Committee? I have actively participated on this committee for 6 years and I have an extensive background in both flora and fauna native to our area, mostly self taught, investigating issues and solutions to mitigate problems and provide positive outcomes for residents and visitors who consider our natural assets an important part of our life here.

7. What knowledge/input can you offer to this Committee? I've spent several years investigating and understanding primarily wildlife challenges and benefits within our community. The safety of our residents both human and animal is paramount.

Signature: *Anne M O'Connell* Date: 10/18/24

1<sup>st</sup> Endorsement from Committee Chairperson:

Comment: I heartily endorse Anne's continuation on the committee  
Signature: *[Signature]* Date: 10/15/24

2<sup>nd</sup> Endorsement from Board Liaison to Committee:

Comment: ANNE IS REQUESTING A SUBSEQUENT TERM OF 2-YEARS  
I ENDORSE  
Signature: *[Signature]* Date: 10-15-2024

Board Action: \_\_\_\_\_ Date: \_\_\_\_\_  
President's Signature: *[Signature]* Date: 10/22/2024

**OCEAN PINES ASSOCIATION  
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: MARLENE OTT

2. Address: 1 WARBLER COURT OCEAN PINES MD 21811

3. Email: marlene@marleneott.com

4. Telephone: 410-430-5743 Property Owner for 50+ (years)

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

<input type="checkbox"/> Aquatics	Re-Appointment	<input type="checkbox"/>
<input 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 checked="" type="checkbox"/> Communications	Re-Appointment	<input checked="" 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: \_\_\_\_\_

6. Why do you want to be on this Committee? I KNOW THE HISTORY OF OCEAN PINES AND WANT TO HELP COMMUNICATE THAT TO ALL MEMBERS

7. What knowledge/input can you offer to this Committee? I CAME HERE IN MAY 1969 AND HAVE LIVED HERE & SOLD REAL ESTATE FOR 45 YRS

Signature: Marlene S. Ott Date: 9/10/2024

1st Endorsement from Committee Chairperson:  
 Comment: \_\_\_\_\_  
 Signature: Andre Gardie Date: 10/23/24

2nd Endorsement from Board Liaison to Committee:  
 Comment: Marlene is a valued member of the committee  
 Signature: Clare Smith Date: \_\_\_\_\_

Board Action: \_\_\_\_\_ Date: \_\_\_\_\_  
 President's Signature \_\_\_\_\_ Date \_\_\_\_\_