



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

Saturday, November 23, 2024
9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDA3MDZhMWQtYjhhYy00Zjk3LTg1OTItNzU0OGQxOTI4MmU4%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 –

October 26, 2024 – Regular Meeting

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 –

255 Windjammer Road
736 Ocean Parkway
26 Tail of the Fox Drive
66 Nottingham Lane

44 Footbridge Trail
91 Nottingham Lane
9 Chestnut Way

33 Greenwood Lane
7 Sassafras Lane
819 Ocean Parkway

Unfinished Business –

None

New Business –

Water Quality Monitoring – Sue Challis, Marine Activities Committee

New directional signs for facilities and amenities – Elaine Brady

First Reading of Resolution M-09 (Candidate Search Process for OPA Board Elections) – Steve Jacobs

Motion to approve participation as co-plaintiff in lawsuit for US Windmill Project – Rick Farr

Motion to repeal convenience fee resolution – Monica Rakowski

Appointments –

Jack Collins – 1st Term – Budget & Finance

William Hufnell – 1st Term – Budget & Finance

Adjournment



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, October 26, 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), 24 Association members, and approximately 6 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 –

Mr. Farr moved to amend the agenda to add a closed session at the end of the regular meeting.

Mr. Jacobs moved to accept the amended agenda, Ms. Brady seconded, all in favor.

Approval of Minutes –

Dr. Lakernick moved to accept the minutes from the September 28, 2024 Regular Meeting, Ms. Brady seconded, all in favor.

Dr. Lakernick moved to accept the minutes from the October 9, 2024 Special Meeting, Ms. Brady seconded, all in favor.

Announcement of Email Votes/Motions –

Mr. Latham noted that the Board approved unanimously to have a contractor resolve a safety issue with trees at 145 Sandyhook Road and 26 Moby Dick Drive per Section 14 of the Declaration of Restrictions.

Proclamation for the 50th Anniversary of Woman's Club – Stuart Lakernick

President's Remarks – Stuart Lakernick

Dr. Lakernick announced the loss of Ron Fisher, Ocean Pines Dockmaster, this past week.

The Blu Steel Vodka and Get Involved care package charity event held at the Yacht Club on October 13th was a success. Dr. Lakernick thanked everyone who volunteered for the event. The Get Involved holiday food drive started yesterday, and boxes have been placed at the Administration Building and the Yacht Club.

Those that wish to volunteer on a committee are encouraged to email lmartin@oceanpines.org, or if you have any ideas or events you wish to share, email info@oceanpines.org.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments –

Sunny Sonnenrein – 143 Seafarer Lane
Mark Goldwater – 15 Driftwood Lane
Karleen Hagan – 11 Chester Street
Karen Kaplan – 32 Chatham Court
Cheryl Jacobs – 1223 Carrollton Lane

Capital Requests –

Fire Department – Command Vehicle (Tahoe): Ms. Rakowski 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 – None

Appointments –

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

Albert (Mike) Johnson – 1st Term – Marine Activities
Anne O'Connell – 1 year extension – Environmental & Natural Assets
Marlene Ott – 2nd Term – Communications

Adjournment to Closed Session –

Dr. Lakernick moved to adjourn to closed session to discuss legal matters, Mr. Farr seconded, all in favor.

The meeting went into closed session at 9:50 a.m.

At 11:27 a.m., Dr. Lakernick made a motion to go back into open session, Mr. Farr seconded, all in favor.

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

The meeting adjourned at 11:28 a.m.

Respectfully submitted:
John Latham, Secretary

06-0100
255 WINDJAMMER ROAD



09-0248
736 Ocean Parkway



09-0578
26 TAIL OF THE FOX



10-0048
66 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 replace or repair the fallen or removed lattice around the base of the rear deck.

10-0189
44 Footbridge Tr.



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.

Please remove the grass growing in the driveway once it has been permitted and replace the borders where broken and ensure the proper depth of stone.

10-0205
91 NOTTINGHAM LN



10-0776
9 CHESTNUT WAY



10-0871
33 Greenwood 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.

Please remove the tree stand type structure against the tree in the rear of the property.

10-1120
7 Sassafras 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 remove the downed branches from the yard and remove the debris from the porch.

11-0207
819 Ocean Parkway



8.A.m. - No noxious, offensive or illegal activities shall be carried on on any lot.

Please remove the banner/sign asap.

Ocean Pines/Assateague Coastal Trust Community Water Quality Monitoring

Pilot Project – 2024-2025

Goals:

- The Marine Activities Advisory Committee partnered with Assateague Coastal Trust (ACT) to conduct water testing for certain *nutrients* in canals and other locations within Ocean Pines
- Combine data collected by volunteers with ACT data collected for testing and monitoring of *bacteria* in various waterways in and around Ocean Pines to get a clearer picture of what affects water quality at various times of the year
- When one year's data is collected (September, 2025), report results to the community at large
- Determine what actions can be taken by individuals and businesses to mitigate water quality issues
- Distribute information to residents and businesses on how to continue water quality improvement by adopting certain practices (less fertilizer use, no dumping debris in waterways, other actions)

Details of the Pilot Project

In summer, 2024, the Marine Activities Advisory Committee was fortunate to partner with the Ocean Pines Board of Directors to purchase 10 complete water testing kits (each containing 10 rounds of testing) through a small grant provided by the Board.

The volunteer testers from the MAAC met in late July 2024 with Taylor Swanson, Executive Director and Assateague Coastkeeper, to decide where to begin testing within Ocean Pines and to receive training on how to use the testing kits. The following locations were chosen:

1. **White Horse Park boat ramp area (Taylor Swanson)** – also one of ACT's testing sites for bacteria during the summer months
2. **Lower end of Manklin Creek** (the shallowest part of the creek – residential area opposite Racquet Club/Alden Court) (**Sue Challis**)
3. **Residential canal area close to the Ocean Pines Golf Course (Dave Allen)**
4. **Ocean Pines Yacht Club area/Mumford's Landing (John Cacchio)**
5. **Bainbridge Park pond (Michael Alpaugh)**

Each location was chosen to try and tell a slightly different story of what levels of nitrogen, phosphate and other nutrients look like in these areas.

Testing was conducted on alternate Wednesdays, August ____ through October 23, 2024. Results were recorded on an information sheet created by ACT, and results were entered into an online database following each day's testing. The results are then compared to Ranking Test Results of each nutrient to determine whether readings are poor, average, or excellent.

NOTE: Testing will resume in April, 2025, at the same time ACT resumes its bacteria testing operations. In the Ocean Pines area, algae blooms regularly appear in March. The water should also be a much different temperature than during the 2024 testing, which should provide a more complete picture of water quality across the testing locations.

What are We Testing For?

While ACT tests **bacteria** levels in the waters around Ocean Pines and across to locations in Ocean City from April-Labor Day (and posts them weekly online and in the Swim Guide), the water quality testing by MAAC volunteers tests for levels of several **nutrients** in the water – how well our canals and other areas support plant and animal growth. The tests include:

Dissolved Oxygen – important to the health of ecosystem. All aquatic animals need oxygen to survive. Waters with consistently high dissolved oxygen levels are most likely healthy and stable, capable of supporting a diversity of aquatic organizations. Our testing also uses water temperature measurements to get the **dissolved oxygen saturation percentage** as a measure of water quality. Factors affecting dissolved oxygen levels include high levels of bacteria from sewage pollution, even large amounts of rotting plants/grasses. Temperature affects the levels – we have only tested in warm waters so far. In the spring, the measurements are expected to change – cold water can hold more dissolved oxygen. It will be interesting to see how this measurement differs beginning in Spring 2025.

Nitrate – this is a nutrient needed by all aquatic plants and animals to build protein. Excessive nutrients like nitrate increase plant growth and decay and can decrease the amount of oxygen in the water. Sewage remains the main source of excessive nitrate, along with fertilizer and agricultural runoff.

pH – is a measurement of the acid or basic quality of water. The pH scale ranges from a value of 0 (very acidic) to 14 (very basic), with 7 being neutral. The pH can be affected primarily by industrial waste and agricultural runoff. Most aquatic organisms are adapted to a pretty specific pH level.

Phosphate – is a nutrient needed for plant and animal growth and is also a fundamental element in metabolic reactions. High levels can lead to overgrowth of plants, increased bacterial activity and decreased dissolved oxygen levels. Phosphate comes from several sources, including human and animal waste.

Temperature is also very important to water quality. It affects the amount of dissolved oxygen in the water, the rate of photosynthesis by aquatic plants, and the sensitivity of organisms to toxic waste, parasites and diseases. We used a special thermometer that came with the kit, with a low and high range display. Temperature gauges were placed 4 inches below the surface of the water for one minute, then the temperature recorded (in degrees Celsius).

We also checked for **turbidity** – or clarity of the water at each testing location. Most of us used the test sticker provided with the test kits – one volunteer used a standard Secchi dish. Turbidity is not just color of the water – cloudy water can be caused by algae blooms, or bottom sediment turned up by boating activity.

Next Steps:

Testing will resume in April, 2025 by the MAAC Volunteers (and Taylor Swanson from ACT) and continue into early September. A full year's worth of data will then be shared with the Ocean Pines Board and the community at large. It is hoped that this pilot project may result in more awareness of how to maintain and improve water quality in our community, and also may spawn some local grant interest to expand the testing locations and the number of volunteer testers in the years to come.

Submitted by Sue Challis, MAAC member and Volunteer Tester

November 2024

ATTACHMENT 2

OPA Board/Advisory Committee Charging Document

Request for Performance by: Operations
 Communications Advisory Committee

Date: **October 23,2024**

Submitted By: OPA Board Liaison Elaine Brady

Request: The Board requests Advisory Committee to:
 The Communications Committee requests from the Board:

The OPA Communications Advisory Committee members would like to recommend approval of design concept and implementation of new directional signs for facilities and amenities.

Background: While there are requirements regarding signs for property owners, there are currently no consistent brand standard requirements for Ocean Pines community signage, leaving a disjointed look throughout the community.

Discussion: Current directional signage for amenities and facilities have become worn and dated. As they are scheduled for replacement, the Communications Committee would like to have Operations provide design options for the committee to review and make recommendations for board approval. The goal is to have directional signage that is cohesive and consistent with the community's natural aesthetic and brand identity.

Further Information:

Committee Chair:

Date:

Board Liaison: _____

Date: _____

Board Secretary: _____

Date: _____



OCEAN PINES ASSOCIATION, INC.

FIRST READING

DATE: 11/14/24

TOPIC: Resolution M-09 Candidate Search Process for OPA Board Elections

FOR INCLUSION IN MEETING HELD ON: 11/23/24

SUBMITTED BY: Steve Jacobs

SECOND BY: _____

MOTION: To amend Resolution M-09 to be more consistent with the OPA Bylaws and the Board candidate vetting process.

PURPOSE AND EFFECT: The proposed resolution would amend the current Resolution regarding the Search Committee and would assure that the correct candidate application form is appended to this resolution.

BACKGROUND: The Bylaws of the Ocean Pines Association provide for the OPA president's appointment of a Search Committee, subject to confirmation by the Board, and with the provision that the lack of a Search Committee has no effect on the validity of the election. In addition, the application form for candidates to run for the Board has also been changed and should be an attachment to this Resolution.

DISCUSSION: Again, the Bylaws contemplate appointment of a Search Committee each year by the OPA President, subject to confirmation by the Board, and with the provision that the lack of a Search Committee has no affect on the validity of the election. Over the last several years a Search Committee has not been appointed. At various times, including prior to the last extensive review and modification of our Bylaws there had been discussion regarding the need for a Search Committee. In addition, this proposed Resolution corrects deadlines between the current resolution and requirements found in other of our governing documents. It removes redundant or incorrect provisions, aligns responsibilities in this resolution with what is found in the Bylaws relating to the role of the Association Secretary and adds to this resolution the correct application form for all Board candidates. There are some formatting modifications and minor technical and conforming corrections as well.

MOTION OUTCOME: PASSED: _____ FAILED: _____

DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:

**RESOLUTION M-09
CANDIDATE SEARCH PROCESS FOR OPA BOARD ELECTIONS**

1. **Purpose.** This Resolution establishes the formation, roles and responsibilities of the Search Committee and the procedures for candidate search.

2. **Authority**
 - a. The candidate application process is described in Section 5.02 of the Ocean Pines Association By-Laws.

 - b. Section 5.02(b) of the By-Laws ~~requires that a Search Committee be appointed by the President and approved by the Board not later than February 1st each year. The President will also appoint a committee member to serve as chair of the committee provides the authority to establish a Search Committee.~~

3. **Search Committee**
 - a. Each Committee term shall extend until the appointment of the succeeding Committee, or February 1st of the election year, whichever is the first to occur.

 - b. No Committee member shall serve more than three consecutive terms.

4. **Candidate Application Form Due Date:** If the Association offices are not open on May 10 or not open ~~until 4 p.m. Eastern Standard Time for a full business day,~~ Candidate Applications are then due ~~no later than 4 p.m. Eastern Standard Time on no later than the end of~~ the next full business day ~~of the Association offices.~~

- 5.4. **Roles:**
 - a. The role of the Committee is to stimulate community interest in the forthcoming Board election, solicit candidates from a broad spectrum of the Ocean Pines membership, provide information to, or otherwise assist potential candidates with the application process. ~~The Committee shall verify that all applications received are sent to the Secretary of the Association (Secretary) for validation of eligibility. The Secretary will forward the list of all eligible candidates to the Elections Committee who will conduct the election itself. All of the above participants shall be actively supported by Association Management and Staff.~~

 - b. The President of the Association shall appoint a Director to serve as liaison to the Committee. The liaison shall not be a Director that is eligible for reelection.

6.5. Search Committee Responsibilities. The Committee ~~shall~~may:

- a. Hold meetings that are public and announced in advance to association members in accordance with Resolution C-01.
- b. Work with appropriate OPA Staff to publicize the coming Board election and search for candidates, in Association and local media. This notification shall include eligibility requirements, Board duties and responsibilities, where, when and how to obtain and submit applications, and typical election events and timelines.
- c. Contact individuals who may have an interest in becoming a candidate. This includes, but is not limited to, persons who have served on Ocean Pines Association committees, have been active in community organizations or affairs, or recommended by another member. The Committee goal is to cast as broad a net as practical and not to form any advance judgments on who may or may not be the best candidate. Validation of eligibility shall be the responsibility of the Association Secretary after all applications are received by the deadline date.
- d. ~~Work with the GM and appropriate OPA staff to establish locations in the Administration Building where applications can be obtained and submitted.~~ Committee members may also provide interested members with application forms directly or they may be printed from the OPA web page. ~~However, all completed applications must be submitted to a Search Committee box in the Administration Office. The applications will be time stamped, dated and stored in a secure location by an assigned staff member who is designated by the General Manager.~~ Attachments A and B to this resolution comprise the current application form.
- e. ~~Monitor the incoming applications and ensure that the Secretary is provided with all candidate applications as soon as received, but no later than the date specified in the By-laws. The Committee shall submit a list of candidate applications to the Secretary no later than May 15th.~~
- f. ~~Access to the Search Committee box shall be limited to the Search Committee, assigned staff member and Secretary.~~
- g. While nothing will preclude an individual candidate from announcing their intention at any time, the Committee is not authorized to release any applicant, potential candidate, or candidate information to the public.

h. Submit a Committee Report to the Board of Directors no later than June 30. This report ~~shall~~ includes:

i. A summary of Committee activities during the search process.

ii. Problems encountered.

iii. Recommendations for improving the search process.

1. Materials selected by the Committee, including a confidential list of the people contacted and their possible future interest shall be retained for the next Committee. The materials shall be stored in a manner that is accessible only to the Committee as well as those Association staff members designated by the General Manager. The General Manager is responsible for making suitable storage space available. Materials that have been stored may be destroyed after one (1) year.

~~7-6. **Staff Assistance.** The Association General Manager shall designate such staff personnel as may be necessary to assist the Committee in the performance of its responsibilities. **The Secretary shall provide the list of candidates to the Association for release to the membership and public upon completion of candidate verifications.** The **Committee Staff** may destroy stored files after one (1) year.~~

~~8-7. **Candidate Search Responsibilities of Association Secretary.** The **Association Secretary** is responsible for verifying the eligibility of candidates in accordance with 5.02(d) of the By-Laws.~~

~~a. Candidate eligibility requirements are provided under 5.02(a), (c), and (d) of the By-Laws. is defined as:~~

~~i. Owner of record of real property in the subdivision since the first day of January in the year of the election. The secretary shall use the Worcester County land records and/or State Department of Assessment and Taxation records to verify property ownership.~~

~~ii. No unpaid annual charges as of May 15th of the year of the election.~~

~~iii. The Board of Directors has not suspended the member's vote under the provisions of 5.13(c) of the By-Laws, as of May 15th of the year of the election.~~

~~iv. The candidate has completed the Candidate Registration Form (application form) required by 5.02(c) of the By-Laws and is included as an attachment to~~

~~this Resolution, and has provided attachments required by the Candidate~~

~~Registration Form.~~

~~The Secretary will contact each applicant to confirm their Candidate Registration Form has been completed correctly. In the case where the form has not been completed correctly the Secretary will identify this information needed and contact the applicant to have them provide the required information. The Secretary will remind the applicant of the due date for providing the required information.~~

~~b. The verification of the eligibility of additional candidates, if there are any such applications under 5.02(e) of the By-Laws, shall be the same as in the preceding subparagraph 8.a.~~

~~e.b.~~ The Association Secretary shall notify each applicant of the acceptance or rejection of the candidate's application, including any reasons for rejection, if applicable, prior to submitting the list of eligible candidates to the Elections Committee not later than June 1. The reason for a rejection shall be included with the notification.

~~e.c.~~ When the list of eligible candidates has been submitted to the Election Committee the following shall be released to the members and the public by the Association:

1. The list of eligible candidates
11. The Registration Form (Attachment B) of each eligible applicant.

9.8. Effective Date:

ATTACHMENT A

OCEAN PINES ASSOCIATION, INC. BOARD OF DIRECTORS
ELECTION INFORMATION & CANDIDATE APPLICATION FORMS

Attached is the OPA Candidate Registration Form. To be considered by the OPA, this form must be completed and returned to the OPA General Manager's office at the Administration office at 239 Ocean Parkway to the attention of the Board of Directors Secretary, no later than the end of Association business on May 10th of the year of election. If Association offices are not open on May 10th or not open for a full business day, Candidate Registration Forms are then due no later than the end of business the next full business day of the Association offices.

For your convenience, additional information is provided that gives a brief description of Board responsibilities. Additionally, the HOA Governing documents are available for review at the OPA Administration Office or on the HOA Website. The OPA Elections Committee supervises the election process and will can provide further instructions to all candidates in addition to that below.

Board Responsibilities

- The Ocean Pines Association is governed by a ~~seven member~~ seven-member Board of Directors elected by the lot owners who make up membership in the homeowners association.
- Section 5.13 of the By-Laws establishes the Powers of the Board. Section 15.14 establishes the duties of the Board.
- The Board determines operational and fiscal policy and assesses property owners at a rate set annually. These assessments provide the funds for the operation of the Association.
- The Board sets a meeting schedule for the coming year at the Organization Meeting after the election of directors. A Board member who misses three consecutive regular meetings is subject to removal for cause.
- Board members do not receive monetary compensation for their service.
- Board members serve three-year terms on a staggered basis. Directors cannot seek reelection after serving two consecutive terms.
- ~~A Board candidate must be an owner of record on January 1st of the year of the election and not have unpaid annual charges or vote suspended by the Board as of May 15th of that year.~~
- Board members may be assigned as Board liaison to Advisory Committees.

Elections Committee

- The Elections Committee has the responsibility for administering the election process. See Board Resolution M-06 Elections and Referendums Procedure. The Committee will can provide further instructions and information for all candidates.
- Candidates will be requested to supply information, which will may be distributed to the media and included with ballots sent to Association members. This includes biographical information, and answers to questions prepared by the Elections Committee. Candidates will be asked to participate in a Candidates Forum.



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: November 14, 2024

TOPIC: US Windmill Project – OPA Co-plaintiff to Lawsuit filed by Ocean City, MD

FOR INCLUSION IN MEETING HELD ON: November 23, 2024

SUBMITTED BY: Rick Farr **SECOND BY:** _____

Motion: To approve participation by OPA, Inc., as a named co-Plaintiff in the lawsuit already filed by the Town of Ocean City and others in federal court (in the United States District Court for the District of Maryland) challenging as unlawful the federal government's issuance of permits and approvals authorizing the construction of the Maryland Offshore Wind Project by energy developer U.S. Wind, Inc., with the condition that OPA, Inc.'s participation in the litigation will not generate any litigation fees or costs for OPA, Inc.

Purpose and Effect: To effectuate participation by OPA, Inc., as a named plaintiff with many other plaintiffs, in the lawsuit challenging the approval of the offshore wind project. The US Wind Project was approved in a joint decision issued by the Department of the Interior's Bureau of Ocean Energy Management and U.S. Commerce Department's National Marine Fisheries Service. Other plaintiffs in the case include: Worcester County; the Town of Fenwick Island, Delaware; Caine Woods Community Association; Little Salisbury Civic Association; Ocean City Chamber of Commerce; Sunset Marina; Waterman's Association of Worcester County; the White Marlin Open; Save the Right Whales Coalition; OC Marlin Club; Ocean City Development Corp.; the Harrison Group; Castle in the Sand; and the Coastal Association of Realtors; among others.

Background: The US Wind Project will contain 114 massive offshore wind turbines to be sited just 10.7 miles off the coast of Ocean City, Maryland and Fenwick Island, Delaware. These turbines will be visible from shore and lighted at night. Although ostensibly to support sound environmental policy, the Government's approval of this Project violated some of our nation's most venerable and effective environmental protection laws including the National Environmental Protection Act (NEPA), which requires agencies to take a "hard look" at the environmental consequences of their actions before doing so, the Endangered Species Act (ESA), which requires agencies to ensure that their actions do not jeopardize species on the brink of extinction (in this instance, the North Atlantic Right Whale and four species of endangered birds), the Marine Mammal Protection Act, the Migratory Bird Treaty Act, the Coastal Zone Management Act, and the National Historic Preservation Act. As the lawsuit alleges, the federal government also ignored the substantial adverse effects this Project will have on the 10 miles of beautiful beach along Ocean City, Maryland (including the location of OPA's Beach Club), our tourism industry and economy based directly on commercial and recreational fishing, bird and whale watching, and the open, unindustrialized views of the Atlantic Ocean. The lawsuit seeks a ruling from the federal district court that the federal government has violated the federal environmental laws by issuing the permits and approvals for this Project, and further seeks a holding that the agencies must comply with the laws and regulations enacted to protect our ocean environment regardless of the government's energy goals.

Discussion: As an owner of ocean front property (the Beach Club) and more generally as the home of a large population base in Worcester County, OPA – like Ocean City, Worcester County, and Fenwick Island, Delaware – has a direct and material interest in this case and the issues presented in the case. The offshore wind project will adversely affect local economic conditions, local and regional environmental conditions and aquatic species, and the important Atlantic Ocean view shed. As the lawsuit alleges, all of these resulting effects have not been adequately considered by the federal agencies who have approved on a fast track this enormous offshore project, calling for the installation of 114 turbines each one extending 900 feet from the surface of the ocean. Direct participation by OPA as a named co-plaintiff in the case will reflect OPA's strong interest and standing in the matter, and its allied position with all of the other named plaintiffs.



OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

DATE: November 1, 2024

TOPIC: Resolution of the Board of Directors of Ocean Pines Association, Inc. Dated February 25, 2017- see attached

FOR INCLUSION IN MEETING HELD ON: November 23, 2024

SUBMITTED BY: Monica Rakowski **SECOND BY:** _____

MOTION: First Reading as required under Resolution B-01 of repeal of (un-numbered) Resolution of the Board of Directors of Ocean Pines Association, Inc. dated February 25, 2017, concerning convenience fees for use of electronic payment method for paying assessments to OPA.

PURPOSE AND EFFECT: The purpose of the repeal of said Resolution is to at this time eliminate any convenience charge for use of OPA's electronic payment process for payment of assessments. Going forward, rather than charging a transactional fee for each electronic payment that is made to OPA, the projected cost associated with making the electronic payment option available to the membership will be incorporated as an operational expense into the annual OPA budget, on which the annual assessment amount is based.

BACKGROUND: The simpler way for the OPA to cover and account for the cost of making the electronic payment option available to members is to incorporate such cost into the OPA budget annually as an operational expense.

MOTION OUTCOME: PASSED: _____ FAILED: _____

DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED:

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Jack Collins
 2. Address: 7 Preakness Dr.
 3. Email: collinsjack415@gmail.com
 4. Telephone: 410-371-3594 Property Owner for 28+ (years)
 5. Committee in which you would like to be involved:

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

Potential Term: 1st 2nd 3rd ~ Term will expire: _____

6. Why do you want to be on this Committee? Bring 35+ yrs. of banking experience of systems analysis, business development, market mg, Commercial, Mortgage, Retail Lending, Credit Analysis

7. What knowledge/input can you offer to this Committee? Funds budgeting, analysis, security and priority development, Cost Center Profit Center Senior Management

Signature Jack Collins

Date 10/23/24

1st Endorsement from Committee Chairperson:

Comment: Jack has the background & experience needed for the committee

Signature [Signature]

Date 11/4/24

2nd Endorsement from Board Liaison to Committee:

Comment: [Signature]

Signature

Date 11/7/2024

Board Action: _____ Date: _____

President's Signature _____

Date _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: William J. Hufnell (Bill)

2. Address: 9 Newport Drive Ocean Pines, MD 21811

3. Email: bhufnell@me.com

4. Telephone: 410-271-2154 Property Owner for 30 (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 checked="" 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: 1st

6. Why do you want to be on this Committee? I am CPA with strong finance background and have served on several non profit boards. Also an avid boater and thus interested in Marine Activities.

7. What knowledge/input can you offer to this Committee? I am a CPA, CFP and have +30 years finance experience

Signature: *William J. Hufnell* Date: 10/22/24

1st Endorsement from Committee Chairperson:
 Comment: His experience will benefit the committee
 Signature: *Doug Hufnell* Date: 11/4/24

2nd Endorsement from Board Liaison to Committee:
 Comment: _____
 Signature: *Monica M. Ralewski* Date: 11/7/2024

Board Action: _____ Date: _____

President's Signature _____ Date _____