



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

Saturday, July 20, 2024  
9:00 AM, Clubhouse Meeting Room

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MTcwMWRINGEtZTFmMS00MjRiLThiODMtMWVkdNDNhZDQ0ZjQ5%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_MTcwMWRINGEtZTFmMS00MjRiLThiODMtMWVkdNDNhZDQ0ZjQ5%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 – Rick Farr, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

June 15, 2024 – Regular Meeting

July 1, 2024 – Special Meeting

July 12, 2024 – Special 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 –

298 Ocean Parkway

164 Teal Circle (3)

25 Sandyhook Road (3)

36 Seafarer Lane

2 Lighthouse Court

5 Rockside Road

11 Tail of the Fox Drive

1126 Ocean Parkway

29 Quarter Staff Place (3)

73 High Sheriff Trail

29 Cannon Drive

6 Leigh Drive

Unfinished Business –

None

New Business –

Elections Committee Update – Steve Ransdell

Ocean Pines Bike & Pedestrian Work Group Update – Patti Stevens

First reading to establish Resolution F-06 – Monica Rakowski

Appointments –

Becky Lehnerd – Chair – Recreation & Parks

Joseph Peloso – 1<sup>st</sup> Term – Bylaws & Resolutions

Kenneth Petrini – 1<sup>st</sup> Term – Elections

Adjournment



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, June 15, 2024  
9:00 a.m., Clubhouse Meeting Room

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

ALSO PRESENT: John Viola (General Manager), 15 Association members, and approximately 6 attendees through Microsoft Teams.

**Call to Order** – Rick Farr 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, Ms. Brady seconded, all in favor.

**Approval of Minutes –**

Ms. Rakowski moved to accept the minutes from the May 18, 2024 Regular Meeting, Dr. Lakernick seconded, all in favor.

**President's Remarks – Rick Farr**

Mr. Farr made the membership aware that he and John Viola went to the County Council a few months ago for funding requests. Ocean Pines has received notification that we will be receiving \$550,000 for police, \$20,000 for roads, \$51,000 for the fire department, and \$195,000 for roads.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Robert Merryman – 11 Clubhouse Drive

**Capital Requests –**

Public Works – 2024/2025 Bulkhead Replacement

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

Police – Police Vehicles

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

**CPI Violations –**

Mr. Farr moved to forward the violations to legal and suspend voting and amenity rights, Dr. Lakernick seconded, all in favor.

## **Unfinished Business – None**

### **New Business –**

Second reading of changes to Resolution F-04 (Delinquent Assessments) – Monica Rakowski

Mr. Farr moved to approve the changes to Resolution F-04, Mr. Latham seconded, all in favor.

Motion to provide up to \$2,500 for the Historic Task Group – Elaine Brady

Ms. Brady moved to approve the expenditure up to \$2,500, Dr. Lakernick seconded, all in favor.

Discussion on pool memberships and supporting activities – Stuart Lakernick

Discussion: unanimously agreed to forward to legal for further clarification as to if the activity would be allowed.

### **Appointments –**

Cheryl Jacob – 1<sup>st</sup> Term – Election Committee

Dr. Lakernick moved to approve the appointment, Mr. Latham seconded, all in favor.

Patrick Lehnerd – 1<sup>st</sup> Term – Election Committee

Mr. Latham moved to approve the appointment, Dr. Lakernick seconded, all in favor.

Steve Ransdell – Chair – Election Committee

Dr. Lakernick moved to approve the appointment, Ms. Rakowski seconded, and the appointment was approved 6-1, with Mr. Jacobs opposed.

**Adjournment** – Ms. Rakowski moved to adjourn, Dr. Lakernick seconded, all in favor.

The meeting adjourned at 10:09 a.m.

Respectfully submitted:

John Latham, Secretary



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' SPECIAL MEETING  
Monday, July 1, 2024  
6:30 p.m., Board Room

PRESENT: Rick Farr, John Latham, Monica Rakowski, Jeff Heavner, and Steve Jacobs.  
Elaine Brady and Stuart Lakernick attended virtually.  
ALSO PRESENT: John Viola, Bruce Bright (legal counsel).

**Call to Order** – Rick Farr called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

**Approval of Agenda** –

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

**Public Comments** –

None

**New Business** –

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

Mr. Farr moved to go into closed session, Ms. Rakowski seconded, all in favor.

The meeting went into closed session at 6:32 p.m.

At 7:45 p.m., Mr. Farr made a motion to go back into open session, Mr. Latham seconded, all in favor.

**Adjournment** –

Mr. Farr moved to adjourn, Ms. Rakowski seconded, all in favor.  
The meeting adjourned at 7:47 p.m.

Respectfully submitted:  
John Latham, Secretary



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' SPECIAL MEETING  
Friday, July 12, 2024  
5:30 p.m., Board Room

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

ALSO PRESENT: Bruce Bright (legal counsel), 15 Association members, and approximately 7 attendees through Microsoft Teams.

**Call to Order** – Rick Farr called the meeting to order at 5:30 p.m. with the Pledge of Allegiance.

**Approval of Agenda** –

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

**President's Remarks** –

Mr. Farr thanked John Viola and his team, Doug Parks and the entire Budget & Finance Committee, OPA legal counsel, and especially Joe Enste, Joey Widgeon, the entire OPVFD team, including their legal counsel, for the joint effort in drafting the new MOU.

**Public Comments** –

Joe Enste – 13 Bearberry Road

**New Business** –

Motion to approve new MOU between the OPVFD and OPA – Rick Farr

Mr. Latham moved to approve the new MOU, Mr. Jacobs seconded, all in favor.

**Adjournment** –

Ms. Rakowski moved to adjourn, Mr. Latham seconded, all in favor.

The meeting adjourned at 5:39 p.m.

Respectfully submitted:  
John Latham, Secretary



# Ocean Pines Bike & Pedestrian Work Group – Progress Report

Making our community safer and more accessible for those of all ages and abilities to walk, bike, and roll.

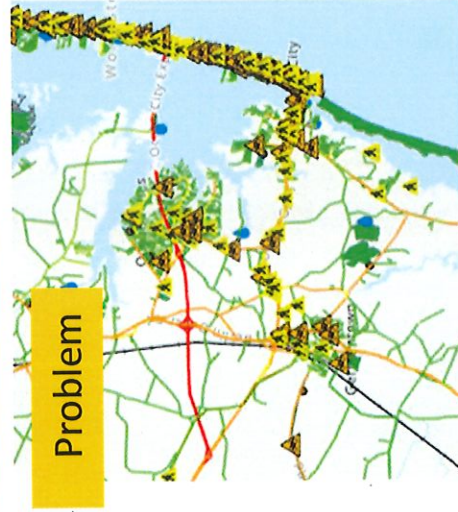
Patti Stevens Chair, Worcester County Bike & Pedestrian

Coalition Contact: [wbikeped@gmail.com](mailto:wbikeped@gmail.com)

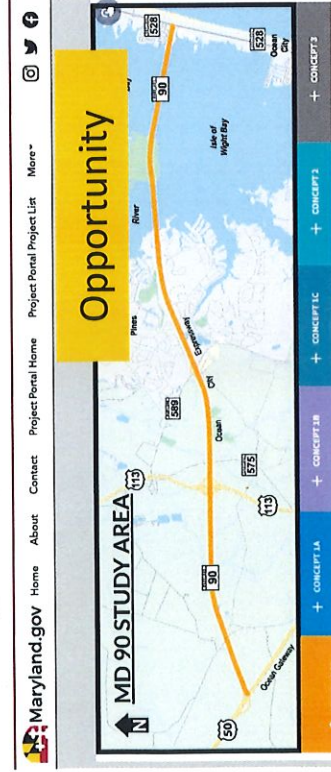
Eastern Shore Representative, Maryland Bike & Pedestrian  
Advisory Committee

July 20, 2024

# Ocean Pines Community Pedestrian & Bike Safety & Access Workgroup



- Goal – Identify ways to improve safety and accessibility for people to walk, bike, and roll in and around Ocean Pines.  
**MD VISION ZERO – CRASHES are NO ACCIDENT**
- Data and research show most crashes are caused by human error and road design flaws and can be prevented **by the 3 Es - Education, Engineering, Enforcement**
- Communities around the state with bike and pedestrian plans have obtained state grants and technical assistance.
- Worcester County Trails & Greenway Project is seeking input for trails and paths to connect communities.



- Workgroup includes representatives of Ocean Pines Chamber of Commerce, residents, public safety and public works and will engage SHA District 1 & Worcester County.
- Introduced at Ocean Pines Association Board meeting in October 2023



# Bike/Ped Safety and Access Activities

3

**NOVEMBER** – Identified issues and opportunities, other interested parties. Walked trails with GM John Viola and Nobie Violante to discuss needed safety improvements

**DECEMBER/JANUARY** and signs installed at Sherwood Trail Crossings.

PD monitors speed violations in various areas

**FEBRUARY** -Sidewalk and Crosswalk at 589 + Manklin Creek Rd completed after 10 years!

**MARCH** –Reviewed and provided comments on County master plan for OP priorities. Planned OP Day activities and information gathering. Prepared and submitted 2 grants.

**APRIL** – Residents share concerns/priorities for bike/walk safety at Ocean Pines Day  
**MAY** - Maryland State Highway Office **awards OPPD grant** to fund bike rodeo, e-bike safety course, lights, reflectors, safety guidelines to give out to employees and residents. Community Bike Ride held and participants share safety concerns, suggestions.

**JUNE** - Coastal Association of Realtors **awards grant for** demonstration project to paint bike/ped stencils in colorful blocks along segments of heavily used roads in Ocean Pines.

**SUMMER** – Distribute lights, reflectors, safety info to summer workers through Chamber and to residents at Farmers Markets and other events.

**FALL** – Conduct Bike Rodeo and E-Bike Safety Education Course working with Ocean Pines Recreation and Police Departments. Plan Demonstration Project to Mark Bike/Ped Lanes.

# Work Group Member Contributions

Eddie Wells – Senior Director of Public Works and his team completed 5 new crosswalks and installed signs along Sherwood Trail. Built sidewalk connector to new Manklin/589 Crosswalk.

Chief Tim Robinson, Police Department helped prepare and submitted Maryland Highway Safety Grant to fund safety education and community outreach. Monitors & reports traffic safety data. Coordinated with Public Works on sign and crosswalk placements.

Dr Paul Rogers – MD State Fatality Review Team, reported bike/ped incident data. Requested and secured proposal from ALTA Engineers for bike/ped safety and access study for Ocean Pines.

Pam McGregor – Member OP Rec & Park Advisory Committee led Community Bike Ride, working with schools and recreation department to plan bike rodeo. Set up & staffed Ocean Pines Day display.

Mickey Lobb – Realtor and avid cyclist, provided property ownership info, secured Coastal Association of Realtors grant for best practice pilot project. Will assist with Bike Safety Education.

Kerrie Bunting- Worcester Chamber of Commerce in Ocean Pines, hosted initial meetings. Provided business information and feedback and is assisting with employer outreach.

Patti Stevens – Chair, Worcester County Bike and Pedestrian Coalition prepared grant proposals, submitted comments on Trails Master Plan, nagged/nudged MDOT-SHA on 589 crosswalk.



# Worcester County Master Plan Recommendations for Ocean Pines

5

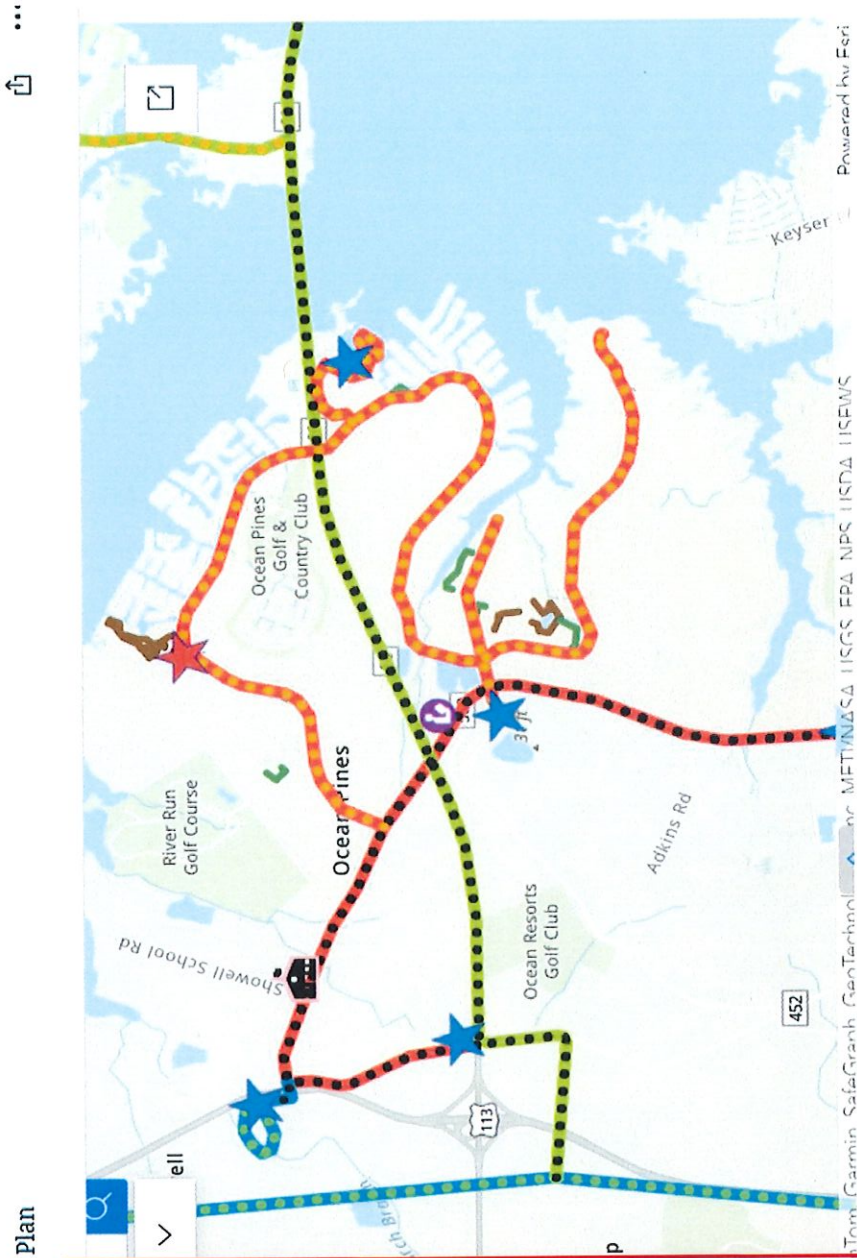
Worcester County Trail & Greenways Master Plan

SHORT TERM w/in 5 years:

- Route 589 Sidepath Trail, 10-12 ft wide, set back from Road w/ barrier
- Ocean Parkway on road bike trail on existing shoulder, 6-7 ft wide
- Yacht Club on road trail

LONG TERM in 10+ years

- Route 90 Side Path & on road trail across the Bridge



Others Segments: Route 611 Off Road Trail, Berlin to Snow Hill Side Path on RR Easement

# Suggested Feedback on Draft Plan

6

- Prioritize 589 off-road trail in 3 phases:
  - 1- Connect South and North gates of Ocean Pines
  - 2 – North gate to Schools & Showell Park
  - 3 - South gate to Grey’s Corner Rd
- Add Ocean Pines Beach Club as a priority destination in Ocean City
- If/when Route 90 is redesigned and widened the bike/ped should be off road, separated path
- Other comments?



# Issues Identified by Residents

7

- Crosswalks and signs needed to major recreation areas with significant bike/walk traffic:
  - ▣ Across Ocean Parkway by N Fire Station to White Horse Park Trail
  - ▣ Across Ocean Parkway by Public Works/S Fire Station with path to Manklin Recreation Center.
- Need a bike/walk route out of South OP onto 589, possibly along construction road from Triple Crown to new light at AGH Gudelsky Medical Center



# Improve Existing Walk/Bike Areas

8



REMOVE PINE NEEDLES,  
WEEDS, BLUE REFLECTORS

FILL HOLES/PAVE HOLES LEFT  
BY UTILITY WORK to allow full  
width of shoulder



# Apply Best Practices in Ocean Pines

9

- JHU Public Health study in 6 cities, AARP funded pilot projects in more
- Volunteer Team paints bright color blocks with stencils showing Bike/Ped directions to mark lane
- Improves road sharing safety, increases use for active transportation **27%**
- Work Group would like to work with OPA to do this in 6-8 locations on Ocean Pkwy





# OCEAN PINES ASSOCIATION, INC.

## Proposed Topic for Discussion by Board of Directors

**DATE:** 07/15/2024

**TOPIC:** First Reading to establish Resolution F-06

**FOR INCLUSION IN MEETING HELD ON:** July 20, 2024

**SUBMITTED BY:** Monica M Rakowski

**TOPIC:** The purpose of Resolution F-06 is to set policy regarding the additional costs associated with the use of a credit card to pay the annual assessment.

**CONCISE STATEMENT:** The Charter of Ocean Pines Association, Inc., the By-Laws of the Association and section 12(d) of the Declaration of Restrictions for the various sections within the Association obligates each property owner to pay a uniform annual charge assessed by the Association.

**BACKGROUND:** The Board of Directors wishes to allow Owners the convenience to render payment for the annual charge by the use of a credit card. The Association incurs additional costs related to every credit card transaction. In order to cover the additional costs associated with the use of credit cards, the Board of Directors finds it necessary to charge those owners who voluntarily wish to pay the annual charge by credit card an additional fee for the use of the credit card, in addition to the annual charge ("Convenience Fee").

**POLICY:** Owners are permitted to render payment for the annual charge by use of a credit card that the Association accepts under a merchant agreement with the credit card company. If an owner wishes to use a credit card, the Owner must also pay the Convenience Fee at the same time the credit card transaction is processed. The Convenience Fee can be paid in cash or through the same credit card transaction. The Convenience Fee shall be a fixed dollar amount set by the General Manager but shall not exceed 4% of the annual charge being paid by credit card. Owners will be informed of the Convenience Fee prior to the credit card transaction and notice of the Convenience Fee will be provided at the desk of the Administrative Office.



## OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Becky Lehnerd  
 2. Address: 18 Birdnest Dr, OP 21811  
 3. Email: beckylehnerd@yahoo.com

4. Telephone: 240-338-0529 Property Owner for 13 (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 type="checkbox"/> Marine Activities	Re-Appointment	<input type="checkbox"/>
<input type="checkbox"/> Racquet Sports	Re-Appointment	<input type="checkbox"/>
<input checked="" type="checkbox"/> Recreation & Parks	Re-Appointment	<input checked="" 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: Jan 2025

6. Why do you want to be on this Committee? Volunteering to be the Chairman for Rec Parks advisory committee.

7. What knowledge/input can you offer to this Committee? Been on the committee for 2 Years and previous was an athletic director/ summer camp director/ athletic coach/teach

Becky Lehnerd 7/15/24  
 Signature Date

1<sup>st</sup> Endorsement from Committee Chairperson:  
 Comment: I endorse Becky's application for Chairperson  
William Barnard July 15, 2024  
 Signature Date

2<sup>nd</sup> Endorsement from Board Liaison to Committee:  
 Comment: Becky Lehnerd currently works for the Ocean Pines Association Aquatics De  
Jeffery W. Heavner 07-16-24  
 Signature Date

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

# OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Joseph Peloso

2. Address: 8 Leigh Drive

3. Email: joefp01@gmail.com

4. Telephone: 908 967-4583 Property Owner for 33 (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 checked="" 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: \_\_\_\_\_

6. Why do you want to be on this Committee? \_\_\_\_\_

To offer assistance and contribute to Ocean Pines \_\_\_\_\_

7. What knowledge/input can you offer to this Committee? \_\_\_\_\_

Fifty years of professional and managerial experience including corporate committee work \_\_\_\_\_

Joseph Peloso \_\_\_\_\_ 6/1/2024 \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

1st Endorsement from Committee Chairperson: \_\_\_\_\_

Comment: The candidate has my support. And is a verified \_\_\_\_\_

Ina Spangrath \_\_\_\_\_ OPA property owner. \_\_\_\_\_

Signature \_\_\_\_\_ Date 6/21/24 \_\_\_\_\_

2nd Endorsement from Board Liaison to Committee: \_\_\_\_\_

Comment: an excellent choice to join the committee. \_\_\_\_\_

Stephen J. Faust \_\_\_\_\_ 6/21/24 \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

## OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: KENNETH PETRINI

2. Address: 77 CHATHAM COURT, OCEAN PINES 21811

3. Email: PETRINILAW@AOL.COM

4. Telephone: 610-751-2769 Property Owner for \_\_\_\_\_ (years)

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

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

Potential Term: 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup> ~ Term will expire: 1ST 2027?

6. Why do you want to be on this Committee? I HAVE A DEEP INTEREST IN THE ELECTION PROCESS AND THE APPEARANCE OF FAIRNESS.

7. What knowledge/input can you offer to this Committee? I AM A LAWYER. I HAVE COVERED ELECTIONS AS A JOURNALIST. IN ADDITION I HAVE A NUMBERS-ORIENTED BACKGROUND THAT WILL SPOT NUMERICAL ANOMALIES.

Signature:  Date: 6-4-24

1<sup>st</sup> Endorsement from Committee Chairperson:  
Comment: \_\_\_\_\_

Signature: Steve Ransdell Date: 6/29/2024

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

Signature:  Date: 7/3/24

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

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