



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, October 15, 2022  
9:00 a.m., Clubhouse Meeting Room

PRESENT: Doug Parks, Rick Farr, Stuart Lakernick, Monica Rakowski, Colette Horn, and Steve Jacobs. Frank Daly attended virtually.

ALSO PRESENT: John Viola (General Manager), 27 Association members, and approximately 23 attendees through Microsoft Teams.

**Call to Order** – Doug Parks called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

**Approval of Agenda –**

Mr. Jacobs moved to amend the agenda, striking both the Motion to confer on Jim Trummel honorary membership on the By-laws and Resolutions Committee and the charging documents for discussion on paper ballots (both under New Business). Mr. Farr added the removal of Deborah Bloom as consideration for appointment.

Mr. Jacobs moved to accept the amended agenda, Dr. Horn seconded, all in favor.

**Approval of Minutes –**

Mr. Jacobs moved to accept the minutes from the September 24, 2022 Regular Meeting, Dr. Horn seconded, all in favor.

**President's Remarks – Doug Parks –**

Mr. Parks thanked Jim Trummel for his helpful service for several years on the By-Laws and Resolutions Committee.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Mary Ann Whitcomb – 4 Stacy Court  
Gary Miller – 15 Windward Court  
Dutch Oostveen – 12 Lord Guy Terrace  
Mark Thomas – 1132 Ocean Parkway  
Paula Gray – 88 Windjammer Road

**Capital Requests –**

Golf Maintenance – Surrounds Mower – Dr. Horn moved to accept the recommendation of Turf Equipment (Toro) for \$53,568.00, Ms. Rakowski seconded, all in favor.

Golf Maintenance – Utility Vehicle – Mr. Jacobs moved to accept the recommendation of Finch (John Deere) for \$38,494.74, Dr. Horn seconded, all in favor.

Marina – Marina Fuel C Dock – Mr. Jacobs moved to accept the recommendation of Gator Dock & Marine Inc. for \$350,720.28, Ms. Rakowski seconded, all in favor.

Marina – Power Pedestals for C Dock – Dr. Horn moved to accept the recommendation of Dock Builders Supply for \$38,423.70, Mr. Farr seconded, all in favor.

Public Works – Emergency Bulkhead Replacement – Mr. Jacobs moved to accept the recommendation of Fisher Marine Construction for \$75,075.00, Dr. Horn seconded, all in favor.

### **CPI Violations – None**

### **Unfinished Business – None**

### **New Business –**

Discussion on conducting a meet and greet (town hall) to communicate/market all that Ocean Pines has to offer – Steve Jacobs

Discussion: Dr. Horn noted the proposal is a great idea. Mr. Parks agreed, commenting that the Board are dedicated to having 1-2 town halls this year. John Viola and his team will schedule.

Motion to declare the existence of the open violations and thereby suspending the voting rights and use of Association amenities – Colette Horn

Mr. Jacobs seconded, all in favor.

### **Appointments –**

George Alston – 1<sup>st</sup> Term – Elections Committee

Dr. Lakernick moved to accept the appointment, Mr. Farr seconded.

The appointment passed 4-2, with Dr. Horn and Mr. Jacobs abstaining, and Mr. Daly unavailable.

Elaine Brady – 1<sup>st</sup> Term – Elections Committee

Ms. Rakowski moved to accept the appointment, Dr. Lakernick seconded.

The appointment passed 4-2, with Dr. Horn and Mr. Jacobs abstaining, and Mr. Daly unavailable.

August Flentje – 1<sup>st</sup> Term – By-laws and Resolutions Committee

Mr. Jacobs moved to accept the appointment, Dr. Horn seconded, and the appointment passed 6-0 (Mr. Daly unavailable).

Robert Hillegass – 1 Year Extension – By-laws and Resolutions Committee

Mr. Jacobs moved to accept the appointment, Dr. Horn seconded, and the appointment passed 6-0 (Mr. Daly unavailable).

Nanci Osborne – 1<sup>st</sup> Term – Elections Committee

Mr. Farr moved to accept the appointment, Ms. Rakowski seconded.

The appointment passed 4-2, with Dr. Horn and Mr. Jacobs abstaining, and Mr. Daly unavailable.

Timothy Peck – 1<sup>st</sup> Term – Environmental & Natural Assets Committee

Ms. Rakowski moved to accept the appointment, Dr. Horn seconded, and the appointment passed 6-0 (Mr. Daly unavailable).

Tom Piatti – 1<sup>st</sup> Term and Chair – Elections Committee

Mr. Farr moved to accept the appointment, Dr. Lakernick seconded, and the appointment passed 5-1, with Dr. Horn abstaining and Mr. Daly unavailable.

Steve Ransdell – 1<sup>st</sup> Term – Aquatics Committee

Dr. Horn moved to accept the appointment, Ms. Rakowski seconded, and the appointment passed 6-0 (Mr. Daly unavailable).

Thomas Schwartz – 1<sup>st</sup> Term – Elections Committee

Mr. Farr moved to accept the appointment, Dr. Lakernick seconded, and the appointment passed 4-2, with Dr. Horn and Mr. Jacobs abstaining and Mr. Daly unavailable.

As the Elections Committee is now full, the remaining two applications will be kept on file.

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

The meeting adjourned at 10:08 a.m.

Respectfully submitted:

Stuart Lakernick, Secretary