



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Saturday, September 24, 2022
9:00 a.m., Assateague Room

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

ALSO PRESENT: John Viola (General Manager), 23 Association members, and approximately 24 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

Dr. Horn moved to accept the agenda, Ms. Rakowski seconded, all in favor.

Approval of Minutes

Mr. Jacobs moved to accept the minutes from the July 27, 2022 Regular Meeting, Dr. Horn seconded, all in favor.

Dr. Horn moved to accept the minutes from the August 23, 2022 Special Meeting, Mr. Farr seconded, all in favor.

Dr. Horn moved to accept the minutes from the August 25, 2022 Organization Meeting, Dr. Lakernick seconded, all in favor.

President's Remarks – Doug Parks –

Mr. Parks welcomed Monica Rakowski, Stuart Lakernick, and Steve Jacobs to the Board.

GM Report – John Viola (attached)

Treasurer's Report – Monica Rakowski (attached)

Public Comments

Tiffany Knupp – 69 Burr Hill Drive
Jack Levering – 6 Weeping Willow Court
Bill Pulket – 7 Quarter Staff Place
Mark Thomas – 1132 Ocean Parkway
Amy Peck – 109 White Horse Drive
David Tanner – 65 Skyline Court
Gary Murray – 23 Bearberry Road

Purchases Requests

Public Works – 2022 Secondary Road Rehabilitation – Mr. Parks moved to accept the recommendation of Asphalt Maintenance LLC for \$363,122.90, Dr. Horn seconded, all in favor.

Marina – Replacement of gas lines and fuel dispensers to include a fuel management system on C dock – Dr. Lakernick moved to accept the recommendation of Petro Supply, Inc. for \$169,520.56, Mr. Jacobs seconded, all in favor.

Administration – Building Renovations – Ms. Rakowski moved to accept the proposal of in-house renovations totaling \$125,000.00, Dr. Horn seconded, all in favor.

CPI Violations – None

Unfinished Business – None

New Business –

Discussion on Worcester County water and wastewater treatment facility not meeting the state standard for nitrogen content related to bay restoration – Monica Rakowski

Discussion: Per Worcester County, to be paid through County reserves. It will be determined by County Commissioners if it will be charged back to the residents.

Review of proposal to retrofit the north gate sign to become electronic – Steve Jacobs

Discussion: Mr. Daly commented that it will take years to recover the cost of the electronic sign when there are current signs that are updated weekly along with emails that go out weekly. Dr. Horn noted that the timeliness of messaging and staff safety need to be taken into consideration. She suggested a town hall meeting be conducted so the public can see the proposed signs.

Motion to authorize a change in contract agreement for purchase of golf carts – Doug Parks

Mr. Parks moved to accept the change in contract agreement, Ms. Rakowski seconded, all in favor.

The motion was approved.

Request for reserve transfer – John Viola

Mr. Viola requested the reserve transfer of \$150,000.00 for mailbox maintenance and replacement, \$75,000.00 for pickleball renovation of existing courts, and \$350,000.00 for road reserve.

Dr. Horn moved to approve the reserve transfers as noted, Ms. Rakowski seconded, all in favor.

allow the enforcement of this procedure. Dr. Horn noted that the motion needs to be amended to state fee-based amenities.

Appointments –

Dr. Horn moved to approve, Dr. Lakernick seconded, the following committee appointments:

David Allen – 2nd Term & Chair – Marine Activities Committee
Pam Ferinde – 1st Term – By-Laws & Resolutions Committee
Patricia Garcia – 1st Term – Environmental & Natural Assets Committee
Mark Heintz – 1st Term – Elections Committee
Keith Kaiser – 2nd Term – By-Laws & Resolutions Committee
Susan Morris – Chair – Racquet Sports Committee
Lora Pangratz – Chair – By-Laws & Resolutions Committee
Araceli Popen – 1st Term – Racquet Sports Committee
Brian Reynolds – 2nd Term – Budget & Finance Committee
George Solyak – 2nd Term – Budget & Finance Committee

All appointments were approved unanimously.

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

The meeting adjourned at 10:24 a.m.

Respectfully submitted:
Stuart Lakernick, Secretary