



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Saturday, September 30, 2023  
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), 18 Association members, and approximately 20 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. Rakowski seconded, all in favor.

**Approval of Minutes –**

Dr. Lakernick moved to accept the minutes from the July 15, 2023 Regular Meeting, Ms. Rakowski seconded, and the motion passed 4-0-3, with Mr. Latham, Ms. Brady, and Mr. Heavner abstaining.

Mr. Jacobs moved to accept the minutes from the August 1, 2023 Special Board Meeting, Ms. Rakowski seconded, and the motion passed 4-0-3, with Mr. Latham, Ms. Brady, and Mr. Heavner abstaining.

Mr. Jacobs moved to accept the minutes from the September 9, 2023 Organization Meeting, Mr. Farr seconded, all in favor.

**Announcement of Email Votes/Motions –**

Mr. Latham noted that the Board approved unanimously through email the extension of the General Manager's spending authority to \$25,000.00.

**President's Remarks – Rick Farr**

Mr. Farr thanked the owners of the Association for voting for the three new Directors. The Board will be considering the best interest of the entire Ocean Pines community in any decisions made, as there is a lot that needs to be approved this year.

Mr. Farr thanked Doug Parks for his leadership over the past year, and also thanked John Viola and his team.

**GM Report – John Viola (attached)**

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

**Public Comments –**

Colette Horn – 35 Sundial Circle  
Jack Levering – 6 Weeping Willow Court  
Paul Rogers – 305 Sunrise Court  
Dutch Oostveen – 12 Lord Guy Terrace

**Capital Requests –**

Public Works – Clubhouse Bridge Wingwalls Replacement  
Dr. Lakernick moved to accept the recommendation, Mr. Jacobs seconded, all in favor.

**CPI Violations – None****Unfinished Business – None****New Business – None****Appointments –**

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

Michael Alpaugh – 1<sup>st</sup> Term – Marine Activities  
Timothy Connolly – 1<sup>st</sup> Term – Marine Activities  
Karen Detter – 3<sup>rd</sup> Term – Environmental & Natural Assets  
Colette Horn – 1<sup>st</sup> Term – Budget & Finance  
Kenneth Karr – 1<sup>st</sup> Term – Marine Activities  
Donna McElroy – 3<sup>rd</sup> Term – Marine Activities  
Doug Parks – 1<sup>st</sup> Term – Budget & Finance  
Christine Slattery – 1<sup>st</sup> Term – Racquet Sports  
Karen Steinberger – 1<sup>st</sup> Term – Marine Activities  
Kathy Toth – 1<sup>st</sup> Term – Recreation & Parks

**Adjournment** – Mr. Jacobs moved to adjourn, Mr. Farr seconded, all in favor.

The meeting adjourned at 10:00 a.m.

Respectfully submitted:  
John Latham, Secretary