



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

Saturday, November 19, 2022
9:00 AM, Clubhouse Meeting Room

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDkyYjY5ODktNGQwYi00NzBmLWI4ODctZTU4MGVhZjJhZDM2%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 – Doug Parks, President

Pledge of Allegiance

Approval of Agenda

Approval of Minutes –

October 15, 2022 – Regular Meeting
October 20, 2022 – Special Meeting
October 25, 2022 – Special Meeting
November 10, 2022 – Special Meeting

Announcement of Email Votes/Motions – Stuart Lakernick

President's Remarks

Route 90 Presentation – Patti Stevens

GM Report – John Viola

Treasurer's Report – Monica Rakowski

Public Comments –

Members wishing to make comments must state their name and address. The order for comments will be members in attendance in-person, followed by members attending via MS Teams. Members attending via MS Teams can use the "raise hand" function to be recognized for making a public comment.

Capital Requests –

None

CPI Violations –

None

Unfinished Business –

None

New Business –

Motion to approve OPA partnering with the Gavin Knupp Foundation to create an annual Gavin Knupp Award – Colette Horn

Discussion on new "Vote" signs – Stephen Jacobs

Discussion on submitting a letter of endorsement from the Board in support of the efforts by the Worcester County Bike and Pedestrian Coalition regarding the proposed Route 90 project – Doug Parks

Appointments –

Frank Brown – Chair – Golf Committee

Amy Hasson – 1st Term – Aquatics Committee

Vivian Koroknay – 1st Term – Aquatics Committee

Thomas Ottenwaelder – 1st Term – Recreation & Parks Committee

Linda Yurche – 1st Term – Communications Committee

Adjournment



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 – 1st 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.

Elaine Brady – 1st 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.

August Flentje – 1st Term – By-laws and Resolutions Committee

Mr. Jacobs moved to accept the appointment, Dr. Horn seconded, and the appointment passed unanimously.

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

Mr. Jacobs moved to accept the appointment, Dr. Horn seconded, and the appointment passed unanimously.

Nanci Osborne – 1st 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.

Timothy Peck – 1st Term – Environmental & Natural Assets Committee

Ms. Rakowski moved to accept the appointment, Dr. Horn seconded, and the appointment passed unanimously.

Tom Piatti – 1st 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.

Steve Ransdell – 1st Term – Aquatics Committee

Dr. Horn moved to accept the appointment, Ms. Rakowski seconded, and the appointment passed unanimously.

Thomas Schwartz – 1st 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.

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



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Thursday, October 20, 2022
7:00 p.m., Board Room

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

ALSO PRESENT: 3 Association members and approximately 12 attendees through Microsoft Teams.

Call to Order – Doug Parks called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Approval of Agenda –

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

President's Remarks – Doug Parks –

None

Public Comments –

Sherrie Clifford – 103 Teal Circle

Amy Peck – 109 White Horse Drive

New Business –

Motion to authorize a forensic auditor to audit the 2022 Board of Directors Election – Frank Daly (seconded by Mr. Jacobs)

Mr. Daly submitted the 2022 Election Facts to be submitted with the minutes.

Discussion: Mr. Daly commented that there are several discrepancies in the count at unacceptable levels and unexplained errors. It is still not known how many of the votes were multiple lots and how many of those multiple lots were electronic votes. Need to also determine if scanner is accurate if not, why not, and if new equipment is needed. A breakout by barcode needs to be researched on how the barcodes are traceable.

Ms. Rakowski questioned how many test ballots were scanned, why were weighted ballots allowed, why did members try to engage committee during the counts, and why did manual count not take place when scanner malfunctioned. Answers are needed, but she is unsure if association money should be spent.

Mr. Farr noted that when dealing with a forensic audit, a certified person is needed, and the cost is usually \$300-\$400 per hour. Instead, the Elections Committee should be charged into taking a deep dive into tightening the procedures and check the current equipment for malfunctions.

Mr. Jacobs commented that it is unsure if the scanner was cleared after the test scans and the scanner jammed several times. Conferring with the vendor on the malfunctioning equipment and software should take place. While charging the Elections Committee to take a deep dive is a great undertaking, an RFP should at least be sent out to see if the cost is not astronomical.

Dr. Horn commented that the homeowners have lost faith in the election process. An independent party needs to investigate and rewrite the policies and procedures. Also, an independent audit protects Ocean Pines.

Dr. Lakernick noted that only the last two elections had issues. He feels that the current Election Committee, under the direction of Tom Piatti, should be able to resolve any issues. Mr. Farr agreed, noting that the charging document to the committee should include the questions as noted. If the Elections Committee cannot produce answer, then an audit can be conducted.

Mr. Parks noted that he understands there are issues, but he is not in favor of spending money at this time. The vendor should be contacted to determine issues with the scanning, which the Elections Committee can undertake, along with taking a deep dive of the votes prior to getting an outside auditor.

Mr. Daly asked if this is turned over to the Elections Committee, what is the timeline. He suggested that Gross Mendelsohn be contacted on what the cost would be if an outside audit is conducted. Mr. Parks agreed that he would reach out to Gross Mendelsohn.

Dr. Horn suggested creating a work group to collect questions that need to be asked of the Elections Committee. Mr. Farr noted that instead of a work group, questions can be directed directly to elections@oceanpines.org.

Mr. Daly noted that a deep dive of the elections process, including answering questions, should be conducted by the Elections Committee, and reported by December 1st. If they cannot get the answers, then a forensic audit should be conducted.

Dr. Horn noted that a charging document is needed with the questions brought up by Mr. Daly and Ms. Rakowski. Mr. Farr will do an amendment to the charging document and send to the Board for review prior to sending to the Elections Committee.

Mr. Daly moved to table the motion, Mr. Jacobs seconded, all in favor.

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

The meeting adjourned at 8:00 p.m.

Respectfully submitted:
Stuart Lakernick, Secretary



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Tuesday, October 25, 2022
8:00 p.m., Board Room

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

ALSO PRESENT: 1 Association members and approximately 13 attendees through Microsoft Teams.

Call to Order – Doug Parks called the meeting to order at 8:00 p.m. with the Pledge of Allegiance.

Approval of Agenda –

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

Public Comments –

None

New Business –

Motion to go into closed session for the purpose of consultation with legal counsel on legal matters; specifically pertaining to the Janasek lawsuit –

Discussion: Mr. Jacobs questioned if the former Directors should be included as they are listed on the lawsuit. Mr. Parks stated that the former Directors will be contacted if advised so by counsel.

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

The meeting went into closed session at 8:02 p.m.

Respectfully submitted:
Stuart Lakernick, Secretary



OCEAN PINES ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING
Thursday, November 10, 2022
7:00 p.m., Board Room

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

ALSO PRESENT: 1 Association members and approximately 2 attendees through Microsoft Teams.

Call to Order – Doug Parks called the meeting to order at 7:03 p.m. with the Pledge of Allegiance.

Approval of Agenda –

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

Public Comments –

None

New Business –

Motion to go into closed session for the purpose of consultation with legal counsel on legal matters; specifically pertaining to the Janasek lawsuit –

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

The meeting went into closed session at 7:05 p.m.

Respectfully submitted:
Stuart Lakernick, Secretary



OCEAN PINES ASSOCIATION, INC.
Proposed Topic for Discussion
by Board of Directors

DATE: November 9, 2022

TOPIC: Vote Signs

FOR INCLUSION IN MEETING HELD ON: November 19, 2022

SUBMITTED BY: Steve Jacobs

TOPIC: Authorize staff time to assist with a contest to design a new "Vote" sign to be used in upcoming elections. Also authorize expenditure for 30 new "Vote" signs once design is selected, along with a nominal prize amount.

DISCUSSION: There will be minimal expenditure of staff time and money to generate additional mechanism for communicating information and generating interest in participation in elections or other matters needing votes. Signs would be generic to the message of voting. Committee members volunteer each year to place and retrieve the signs.

BACKGROUND: Prior signs for Board elections and Annual Meeting have been reused once so it's time for a new design and new signs strictly to communicate to vote. Communications Committee believes opening up a contest for a new design will stimulate communication and interest.



OCEAN PINES ASSOCIATION, INC.

Proposed Topic for Discussion by Board of Directors

DATE: November 11, 2022

TOPIC: Route 90 Project

FOR INCLUSION IN MEETING HELD ON: November 19, 2022

SUBMITTED BY: Doug Parks

TOPIC: Submit a letter of endorsement from the Board in support of the efforts by the Worcester County Bike and Pedestrian Coalition regarding the proposed Route 90 project

CONCISE STATEMENT: Consideration should be given to the potential long-term benefit that can be realized by the Association.

BACKGROUND: The Worcester County Bike and Pedestrian Coalition is involved in promoting and supporting the proposed project. Given the areas within Ocean Pines that will be affected, as a community we should inform all relevant parties that we are in favor of the work being done to determine what the project will entail.

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: AMY HASSON
 2. Address: 13 SWEET CUM LN
 3. Email: amyhasson@yahoo.com
 4. Telephone: 410-251-6525 Property Owner for 15 (years)
 5. Committee in which you would like to be involved:

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

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

6. Why do you want to be on this Committee? I have spent many hours in pools since starting there. In a pool 3x week for bootcamp all year.

7. What knowledge/input can you offer to this Committee? 20 years in planning + management
Amy Hasson _____ 9/22/22
 Signature Date

1st Endorsement from Committee Chairperson
 Comment: Amy will be an asset to the committee
Sarah Miller - Co-Chair _____ 10/19/22
 Signature Date

2nd Endorsement from Board Liaison to Committee:
 Comment: An Excellent choice for the committee.
Phil Gray _____ 10/19/2022
 Signature Date

Board Action: _____ Date: _____

 President's Signature Date

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Vivian Koroknay
 2. Address: 23 Drawbridge Rd Ocean Pines, MD 21811
 3. Email: viviankoroknay@gmail.com

4. Telephone: 240-672-2684 Property Owner for 17 (years)

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

- | | | |
|---|----------------|-------|
| <input checked="" 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 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: (1st) 2nd 3rd ~ Term will expire: _____

6. Why do you want to be on this Committee? As a frequent pool user, both as a summer member and in the off season, I believe the aquatics program has much to offer the community both from an active social/health perspective as well as financially. I would like to have input into keeping aquatics a strong asset and desirable amenity for OP.

7. What knowledge/input can you offer to this Committee? Have always belonged to my community pool, no matter where I have lived. Raised 2 kids who were swim team members and eventually lifeguards in previous community. I continue to swim frequently and participate in water aerobics in OP

Signature _____ Date _____

1st Endorsement from Committee Chairperson:

Comment: Vivian has good ideas & will be an asset to the Committee
 Signature: Nancy Miller Co-Chair Date: 10/19/22

2nd Endorsement from Board Liaison to Committee:

Comment: Excellent choice. Vivian is engaged and has made numerous suggestions.
 Signature: Paul J Day Date: 10/19/22

Board Action: _____ Date: _____

President's Signature _____ Date _____

**OCEAN PINES ASSOCIATION
ADVISORY COMMITTEE APPLICATION**

1. Name of Applicant: THOMAS OTTENWAELEER

2. Address: 75 WHITE SAND CIR, OCEAN PINES, MD 21811

3. Email: Tommy083@me.com

4. Telephone: 443-684-3814 Property Owner for 2 (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 checked="" 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"/> <u>Recreation & Parks</u>	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? I WOULD LIKE TO VOLUNTEER TO SUPPORT VACANCIES WITHIN THE COMMUNITY ORGANIZATIONS TO MAKE THIS A BETTER PLACE TO LIVE

7. What knowledge/input can you offer to this Committee? AS A RETIRED U.S. COAST GUARD OFFICER, I HAVE VAST OPERATIONAL EXPERIENCE

Signature: [Signature] Date: 10/13/2022

1st Endorsement from Committee Chairperson:

Comment: _____

Signature: William S Barnard Date: 10/26/2022

2nd Endorsement from Board Liaison to Committee:

Comment: _____

Signature: [Signature] Date: 11/10/22

Board Action: _____ Date: _____

President's Signature: _____ Date: _____

OCEAN PINES ASSOCIATION ADVISORY COMMITTEE APPLICATION

1. Name of Applicant: Linda Yurche

2. Address: 35 Watertown Road

3. Email: lindayurche@gmail.com

4. Telephone: 410-262-7570 Property Owner for 3.5 (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 checked="" 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? I love Ocean Pines & feel that we could sometimes do a better job of communicating its charms and challenges, particularly to new homeowners. I'd like to add my decades of professional communications experience to this effort.

7. What knowledge/input can you offer to this Committee? I've worked as a professional writer, marketer, PR person & journalist for 40 years, with relevant expertise in strategic communications, events, content, etc.

Linda A Yurche 10/25/22
 Signature Date

1st Endorsement from Committee Chairperson:
 Comment: _____
Cheryl Jacobs 11-1-2022
 Signature Date

2nd Endorsement from Board Liaison to Committee:
 Comment: _____
Stephen J. Grant 11/10/22
 Signature Date

Board Action: _____ Date: _____

 President's Signature Date