

## OCEAN PINES CANDIDATE FORUM 2025

June 27, 2025

### TRANSCRIPT OF OPENING STATEMENTS

**Stuart Lakernick:** Thank you for coming out tonight. Um I've been on this board for three years. First as a director, second as a vice president and most recently I've been honored to be your association president representing you. I have been honored and blessed with six incredible colleagues that I work with. Do we always agree? I have to tell you we do not but we always work it out and at the end of the day we come to the best decisions that benefit Ocean Pines. There are a lot of things I am proud of that we accomplished in my term here. One of the things that I hold dear is watching the veterans memorial pavilion come to life. That, to me is the cornerstone of our community. We have delivered a brand-new racquet center. I have to tell you that I uh, our financials, the financial health of Ocean Pines is good. And the reason it is good is because of that guy right there. Our financial steward John Viola and his incredible team. Thank you John. He works, we work in calibration to get it done. When I got here three years ago we had 8 police officers in our department. We were told that safety is the number one issue of our community. We went out, listen, we went out, when we had 8 officers we had to get the Worcester County Sheriff's Department to cover shifts here. We went out and found Chief Robinson and under his expert leadership our department has 13 full time police officers. We are a 7-day 365-day department. One minute left, I got to hurry up. Let me tell you a little bit about myself. I am from Philadelphia and yes I am an Eagles fan. My wife and I bought here in 2013. We have 2 children; uh my undergraduate was Temple University post graduate was Life University of Chiropractic. I have been in practice 33 years in Philadelphia and my postgraduate degree is in functional neurology is from Saint Louis Logan College. I am passionate about volunteering. We have teamed up with Worcester Gold and Diakonia. We have done a lot of food drives, coat drives, toys for tots and sent kids to camp and the true blue, true steel salute to troops. We put together care packages that we sent to active-duty personnel abroad. Times up. When you get your ballot I would appreciate your vote. That's the fastest three minutes of my day.

**Monica Rakowski:** Hi everyone. Thanks for being here. My name is Monica Rakowski and I have been on the board for 3 years now running for my second term. I have lived here for 15 years. Um ended up loving the Eastern Shore because I went to college at Salisbury and knew I had to get back here. So. One marriage, one divorce, one child, one married out of college and so I am here. I have been a volunteer since I was 14 years old. Um. It is just in my nature. It is in my parent's nature to always try to give back. Um it might have had something to do with they had 7 of us so they felt they had to get out there and do some things with all of us running around. I am proud of what goes on here. I don't, at the fire department meeting here today, or somebody said you know about this place beats, a rainy day beats a sunny day anywhere, the

safety is always will be my number one priority. Financial Stability, um that makes our homes worth more gives us peace of mind about that. The other thing I think too is that I won't always have the answers, but I guarantee you that when I say I will get back to you, I will get back to you. No one has all the answers all the time but what sets apart is how we follow up so thank you for your time. I hope you have enjoyed my time on the board and I hope you give me another chance this election. Thank you.

**Steve Jacobs:** Thank you. I should start off by saying uh I just got back from San Diego, I have a bit of a cold, uh last night when I turned off the light it was 11:30 pm eastern time which is 830 San Diego time so if I sound like a bunch of gibberish, most of my colleges are expecting that but at least I have an excuse this time. Um look I love Ocean Pines. I think we all do. Uh the opportunities here to enjoy yourself are just amazing. Nickki and I love this place and we are glad we came down here and um truth be told, the biggest issue that we all face is a level of financial certainty and stability. Stuart is right John Viola deserves almost all of the credit. My own view at times. Is that the board would be smarter to get out of the way then try to reach a decision between 7 of us. Um what does disappoint me I will be quite candid is that we only have 4 people running for 3 vacancies. Um we need to get more people involved in what Ocean Pines does on a regular basis. I for one am trying to figure out a way to have more open discussions about matters that come up before the board. Um a lot of our discussions whether you know this or not is about basically thru emails and we hash out a bunch of, everybody raises concerns, we hash out a bunch of concerns and we work thru it the best we can an ultimately we come in a meeting and reach an agreement, we don't always agree, uh but uh we work together cooperatively even if we don't agree. And that is good. But uh, I think that is important and I would like to see more citizen involvement. Candidly, I hope you all vote, I hope you get your neighbors to vote, I think you ought to have a block party where everyone brings their ballots and you can fill out your ballots and mail them away or just let someone get your WIFI connection and do it electronically if you want to give up your WIFI connection but I do encourage everyone to vote that is the most important thing. Um so thank you very much. 3 years I stood here and said I am independent person and I am not tied to any one group and that is still the case and I intend to keep it that way. And I appreciate ethe time being on the board. Thank you.

**Amy Peck** Hi. I'm Amy Peck and I'm the Challenger. I am here today asking for your support. If you know me you know I love Ocean Pines. I've been here since 2002 so I am the candidate and director that has been here the longest. I raised my sons here, I've worked here, I've played here and I've volunteered here and I am very passionate about protecting the legacy of Ocean Pines. That is very important to me because this is a great place. Ocean Pines does have problems, but leaves in people's yards or a reflector at the end of the driveway should not be the focus. I am about common-sense governance. I am about community input and listening to the homeowners. So I am hoping that today's forum will give you more information about me and what I stand for, my core values and what I am going to bring to the table. I am about listening

to the community and I think we need leadership that listens. I am fiscally conservative. That means I am going to concentrate on needs, prioritize those over wants. I am about basic infrastructure. I am about safety, of course. I am about using data and research when we are making decisions and of course I am about more transparency and more community input. If after today's forum you have questions for me, the thing I like to talk about most is Ocean Pines so please reach out to me. You can also email me. My email is Peck, the number 4, Pines @comcast.net (peck4pines@comcas.net) and I would love to talk to you. So as the Challenger, I am the underdog, so I really need your vote; I need your support. I want to thank you for being here and listening to me because I am listening to the homeowners, and we need leadership that listens. Please consider casting your vote for Amy Peck. Thank you.

### **FIRST ROUND OF QUESTIONS:**

**QUESTION TO STUART LAKERNICK:** HOW WOULD YOU HANDLE SITUATIONS WHERE HOMEOWNERS ARE NOT ABIDING BY THE RULES AND REGULATIONS, FOR INSTANCE THE RECENT ENFORCMENT OF LEAF ACCUMULATION?

Ok Steve, Let's talk about leaves. That's been a hot topic in our community for the last month or so, two months. Uh, look, our Ocean Pines public works engineering department, we have uh, we are at or below sea level in certain portions of our community. Flooding is an issue after a heavy storms, and it was determined through our public works engineering that the swales and the clogged drainage pipes are responsible for some of this so a decision was made to send out some letters. Most folks jumped right on it and cleaned their swales out. Let me tell you some of that problem was aggravated by some our owners dumping all their yard waste into the ditches. Uh, if you go back, there is talk about all these record-breaking violations, that is just misinformation folks. Back in the March Board meeting there were 8 violations sent to legal . There were 21 where we exercised Article 21 of our Declaration of Restrictions and sent contractors up to remediate the violation. We are talking a total of 29. We are talking, listen, who has had flooding as bad as it has been? It has been greatly reduced. Thank you.

**QUESTION TO MONICA RAKOWSKI:** WHAT STEPS WOULD YOU TAKE TO ENSURE THAT BOARD DECISIONS ALIGN WITH THE BEST INTERESTS OF THE COMMUNITY? I think one communicating with our board members, um, community members, committees, things like that offer us insight. We certainly have to do our due diligence about, you know, when bids come in. And you know we've had different vendors provide different levels of, you know, the builder for the fire station has actually donated all his time to do all these drawings and things like that. So, I think we need to continue along those lines to use every resource, communicate any and every way we can with the community. Thank you.

**QUESTION TO STEVE JACOBS:** WHAT IS YOUR APPROACH TO RESOLVING ISSUES AND MAKING DECISIONS AS A TEAM? I don't think I have a set approach. Um, what I try to do is and this is frankly my background. Um, I worked for uh 8-year o Capitol Hill for both Republican Democratic congressmen. I served 20 plus years as a lobbyist. Uh, the official title

was vice president government relations but I was a sleaze ball lobbyist, for two communications associations. I had private law practice; I also worked the last seven years with child support litigation for the attorney general in Howard County. So, I have uh a lot of experience about finding people from different points of view and pulling them into a room and trying to resolve differences. Um, I think that's what I try to do now. Uh, we do it by email very often. Sometime do it over the phone. Sometimes do it face to face, But um the biggest issue it seems to me is to go in with a set of ideas as what you'd like to see done and garner that same honesty and forthright compositions from the others without belittling whatever their views may be. You can't denigrate somebody and then say oh gee we should work together. Um, and, uh I think that's crucially important. You have to respect the other side when you are talking to them. And there are, as I have been told many many years ago by a person far smarter than me, no permanent enemies. You may agree on something one day and disagree on something the next day and that's fine, uh, but you got to find a way to work together. And that's what's most important for everybody here. Um, and and that should be the sort of guiding principle we use. (one minute warning). Ah, I'm done.

**QUESTION FOR AMY PECK: HOW DO PLANT TO BALANCE COMPETING WANTS WITHIN THE COMMUNITY?** I think the best way to do it is to get input from the community.

I was disappointed when the community survey was delayed and it wasn't in time for budget considerations. Listening to the homeowners and having your finger on the pulse of what they want is really important. Again, being fiscally conservative and seeing that Ocean Pines does have some challenges ahead with economics, tightening grant money drying up, I am fiscally conservative, so I am always going to prioritize the needs which are infrastructure. We've got a big expense with the fire department coming up so, safety is always going to be first.

Infrastructure is always going to be ahead. And then we are going to see what is going to benefit the community. So I am looking at things like return on investment. Is this a project that's going to help us generate revenue? Is this a project that is going to benefit the community as a whole? How many people is this going to help? And, what is the legacy of this project? So I am going to take a multi-disciplinary look at it. I am kind of known as the researcher, so if I don't know something, I am going to be asking questions. I am going to be finding the data so that we are making the best decisions and it is not what I want it is what the community wants. That's why we are elected, to do the community's bidding, so that's going to be number one. Thanks.

**ROUND TWO QUESTIONS**

**QUESTION TO STUART LAKERNICK: DO YOU SUPPORT CHANGING THE DRS TO ALLOW FOSTER AND ADOPTIVE KIDS TO OCCUPY HOMES IN SECTION 14B?** That's a great question and I'll tell you enforcing that DR is unenforceable. There is no way that they're going to put and and put a kid out that's an adopted child. Uh, to do go through the process of changing a DR is an expensive proposition. And, uh, when you are talking about something that's unenforceable, that's not something we're going to take action on. This is something that uh it's it's a from a bygone age and we're not going to do it. Thank you.

**QUESTION TO MONICA RAKOWSKI:** WHY HAVE THERE BEEN MINIMAL SURVEYS TO HOMEOWNERS COMPLETED OVER THE PAST TWO AND A HALF YEAR? AND WOULD YOU SUPPORT MORE SURVEYS IN THE FUTURE? I would support more surveys in the future. I think that's one way we can get in touch. What I think we need to be better at, um excuse me, what I think we need to be better at is getting more people involved. How do we get this survey information out there? Do we take it to the yacht club you know and have people fill out surveys there. Do we take it to the farmer's market and you know have a table set up there? I think those are all ways we could do better with the surveys. It was very disappointing to see um the amount of responses back from that survey. So, I think surveys work great if they're tailored correctly and then, you know we need to do a better job of getting out there and making people know that we're asking for their feedback. Thank you.

**QUESTION TO STEVE JACOBS:** IF ELECTED, HOW OFTEN DO YOU EXPECT TO INTERACT WITH THE GENERAL MANAGER? HOW WOULD YOU ADDRESS YOUR COMMUNICATION TO HIM? I hate talking to John Viola. Um, I probably have either sent an email or called up or met with John, I don't know, half a dozen times, maybe more. If I see him, you know, we gab about something. Uh, my general feeling is I try not to get involved in what he does. I see him as a resource. So if I have a question, I can address it to him, he can give me an answer and that probably clears up whatever confusion I had. Um, I'll give you an example. Um, I started off uh both on the bi-laws committee and then shortly after I got on the board we were in the middle of a pandemic uh and everything was done remotely and staff was particularly active in making sure we all got hooked up. They stayed on line with us when we were meeting and it was a lot of work and John slowly moved people off that so that the staff was not working directly with the committees and I and I said to him, I said, "I'm not sure the committees like that. I mean, I think they've gotten used to working the staff" And John explained to me that is not the way we were doing it pre-pandemic, We had the pandemic, we addressed that problem and we moved from there. Made sense. No argument. He was right. Um, so I just I see him as a great resource. Um, we don't always agree, um and um, but I mean if you need to know something, he's the guy to ask. That's the way I would put it.

**QUESTION TO AMY PECK:** DO YOU ACTIVELY BELONG TO ANY OF THE OCEAN PINES AMENITIES? IF SO, WHICH ONES AND WHAT IS YOUR INVOLVEMENT? I've been here since 2002 and yes we belong to the amenities. I raised my kids through Rec and Parks programs. They were so excited about the skateboard park. We belonged to the pools. I'm a Spec Tennis player. My husband is a golfer. Um, we kayak, so we use the boat ramps. We are always at the Rec and Parks activities, we love those. They're my favorites. Um, So I am a big fan of the amenities, but more importantly, I like that the amenities are ala-carte because I understand that there is a large group of homeowners who do not belong to the amenities. And so I believe that it's important that the amenities run so that they are making money or at least not losing money because that helps those homeowners lower the HOA and it gives us more money for things like safety where the cost has gone way up. So I think the amenities and the

way they are being run is important, but I also think for the amenities it is important to listen to the users of the amenities and data when we are making membership pricing decisions. And I was very disappointed that did not happen with the Racquet Center and because of that we have like a \$47,000 variance. So when you're a director I think it's important to understand and be visiting those amenities, understand what the users want for those amenities, and make smart decisions so that the amenities keep running smoothly and making us money. Thanks.

### **NEXT ROUND, CANDIDATE TO CANDIDATE QUESTIONS:**

#### **STUART LAKERNICK QUESTION TO AMY PECK:**

LISTEN MY UH MY QUESTION IS FOR YOU MISS PECK. YOU'VE IN THE PAST ADVOCATED FOR BOYCOTTING SOME OF OUR AMENITIES, UH, HOW CAN A HOW CAN A CANDIDATE FOR DIRECTOR RECONCILE THAT POSITION WITH THE RESPONSIBILITY OF ADVOCATING FOR ALL OF OCEAN PINES AND SUPPORTING ALL OF OCEAN PINES?

**ANSWER FROM AMY PECK:** First of all, I did not advocate for boycotting amenities. What I advocated for was good negotiations, not board members saying that that prior company wasn't going anywhere, that they were going to be around for years. I advocated for what was the good decision for Ocean Pines and what ultimately happened, which was an RFP. I've always advocated that there are good places to outsource and one of those is food and beverage. But when you outsource something, you got to make sure that you are getting the best deal. We outsourced golf way back and it was a disaster...not a good deal. Stuart Lakernick recently suggested outsourcing the pools at an Aquatics Committee meeting, not a good idea. You have to be smart when you outsource and John Viola did an excellent job with the RFP. We are in much better financial position with the new Touch of Italy vendor. And, if you haven't been there, it is one of Tim and my favorite restaurants and the food is really good and the menu is going to improve. So, I think that was a fantastic decision. Decisions have to be made on what is best for Ocean Pines, not who you are friends with, not, you know the vendor that you love, it's what is the best financial decision and that is what we did. And, I stand by that.

**MONICA RAKOWSKI QUESTION TO STUART LAKERNICK:** STU, IT HAS BEEN SAID THAT WE HAVE BEEN A VERY SUCESSFUL BOARD THESE PAST SEVERAL YEARS, NOT A LOT OF CONTROVERSY AND THINGS. WHAT DO YOU THINK HAS BEEN THE BIGGEST MISCONCEPTION ABOUT THIS CURRENT BOARD?

**ANSWER FROM STUART LAKERNICK:** Interesting question, one misconception is I never advocated for outsourcing the pools, That's a misinformation right there. Another thing that is a misconception is that we're a rubber stamp of everything that comes down. Folks, we talk about all the different topics. We don't always agree. We hammer out and come up with a decision based on facts that is the best for Ocean Pines. Thank you.

## **STEVE JACOBS DECLINES TO ASK CANDIDATE QUESTIONS**

**AMY PECK QUESTION TO STUART LAKERNICK:** I'M BIG ABOUT TRANSPARENCY AND COMMUNITY INPUT SO I AM GOING TO ASK YOU STUART BECAUSE YOU ARE THE ONLY DIRECTOR WHO IS BOTH PART TIME RESIDENT AND WORKING FULL TIME, AND IN NOVEMBER OF 2022, THIS BOARD MADE A DECISION TO ELIMINATE HYBRID PUBLIC COMMENTS FOR RESIDENTS JUST LIKE YOU AT THE BOARD MEETING. SO, I WOULD LIKE FOR YOU TO EXPLAIN WHY YOU'RE ELIMINATING THOSE TYPE OF RESIDENTS FROM HAVING FULL PARTICIPATION AT THE BOARD MEETINGS BY MAKING A PUBLIC COMMENT.

**STUART LAKERNICK'S ANSWER:** Amy, that's an excellent question. Back in 2022 there was a huge controversy going on with the death of a young child and we were being targeted and boycotted as you know in our amenities for our restaurant at that time. Uh, people were picketing outside. We had to have our police be here just in case anything happened. We had people that were online that were not necessarily residents during our board meeting and board meetings are for our association members only. The only way we could ensure that was to eliminate the comments that we heard that came over that Teams meeting. Thank you.

### **NEXT ROUND: MORE QUESTIONS THAT WERE SUBMITTED FROM THE COMMUNITY.**

**QUESTION TO STUART LAKERNICK:** WHAT WOULD YOU PROPOSE OR DO DIFFERENTLY TO IMPROVE THE PERCEPTION OF BOARD TRANSPARENCY?

**STUART LAKERNICK'S ANSWER:** I would have people show up at more meetings. That's the answer. Get involved. Show up. Listen. Tune in on Teams. There are links on our website for everybody to be part of everything. That's the answer.

**QUESTION TO MONICA RAKOWSKI:** DO YOU FEEL THAT THE YEARLY ASSESSMENT SHOULD INCREASE TO COVER THE COST OF AGING AMENITY BUILDINGS?

**MONICA RAKOWSKI'S ANSWER:** Yes and no. I mean, again, if we're going to maintain this place, this wonderful beautiful place we have, there probably will come a time that we're going to have to raise HOA fees. You know, we talked today at the firehouse meeting where we might see a \$50 increase in our annual HOA fees. Neglect is the worst thing for anything. And I think the fire department is kind of going through that. You know it got so bad, piecemealed it here, piecemealed it there and not it just is not workable. It's not doable. We can't even add to the uh top story of it. So, yes, I do foresee increasing you know HOA fees, but again, it will be

done at, you know, with the DMA study, you know our reserves and where we are financially. Thank you.

**QUESTION TO STEVE JACOBS:** WHAT DO YOU SEE IS THE ROLE OF THE ADVISORY COMMITTEES? HAVE YOU BEEN A MEMBER OF AN ADVISORY COMMITTEE?

**STEVE JACOB'S ANSWER:** I have been a member of the bylaws committee, which is one of three, I believe, that are specifically identified in our by-laws, but I think all of them act in an advisory capacity. Um, I actually, uh believe in advisory committees. I know some people think we have too many. Some people suggest we should just get rid of them all, but um my own view is they serve a vital purpose. There is an issue uh that I think needs to be addressed and that is the ability of the advisory committees to engage or interfere with the work of the staff. That should not happen and that is a given. Um and I think that some of the responsibility to make sure it doesn't happen falls on the liaison. Um one of our now departed but former committee board members told me initially you know liaison should be seen and not heard. In my case that's not true. Uh you can see me and you will hear me and I have tried to keep the two committees I work with pretty much within the boundaries of what they should be doing. Um but I do think they serve a valuable purpose, I think A they advise the board about things that they're hearing in the community and that they're hearing at the amenities. I think the other advantage is these are people who are interested in specific areas where they have some level of expertise or some level of specialty that we should take and make use of. And the third thing is it seems to me is they provide a new level or avenue I should say of communication beyond just what the Board hears and what the staff hears. So, my own view is we should uh make use of those committees. Every year we praise them to the sky at a dinner and then a week or two later or a week or two before that one of them gets axed. That's what happened to the Racquet Committee last year. That was a big mistake. Uh, so my own view is um there needs to be some adjustment. We may want to consolidate. We may want to review all the committees, but I think that they serve a valuable purpose both for the community, for us, and for some extent the staff, but they should not interfere with the work of the staff.

**QUESTION TO AMY PECK:** HOW COMFORTABLE ARE YOU WITH BIKING OR WALKING ON OCEAN PARKWAY? DO YOU FEEL OCEAN PARKWAY IS SAFE FOR RESIDENTS TO WALK OR BIKE?

**AMY PECK'S ANSWER:** I am a big walker, a big biker uh so is my husband. You'll see him with his bike trailer and his golf clubs and when he is on Ocean Parkway, I pray. Um, I'm not real comfortable. It is not real safe. There is not a whole lot of room. There are some road cuts that definitely need to be repaired. Um, I'm a big supporter of the Worcester Coalition, Bike and Pedestrian Safety. Our neighborhood is so great because of safety so I think there are things that we can do that will make it safer for residents. I know one Board member said well you know; you can just go bike at Cape Henlopen. No. You should be able to walk and bike in your



neighborhood. We have kids at school buses you know waiting for the school bus. We have people walking to get their mail, so this needs to be a priority and there are things we can do. I don't like it when a Board just says "Nope, we can't do that." Let's find some solutions. Is it built in road reflectors? I mean, we had a work group and they got us some great pedestrian crossings that are really needed. I use the Robin Hood Trail, boy am I glad now that there is a pedestrian crossing because there's cars speeding down that road a lot of times. Every year in the budget, we have money put in for repainting the roads and it is not done every year, so maybe we can use that money to make things safer, so I think with the popularity of electron—electric bikes, with more and more people retiring here and being here full time, not part time, more people taking their bikes to the golf course and to the amenities – the terrible parking that sometimes happens on the weekends at the yacht club – boy I would like to be able to ride my bike there, so let's make this a priority. Let's make safety a priority and find some common-sense solutions to what is a problem.

### **CLOSING STATEMENTS**

**STUART LAKERNICK:** Again, I want to thank the elections committee for putting this program together and again, thank you for showing up. I think a director needs a couple of these traits: strength, integrity, ethics and competency. I have those traits. Uh, there was a post on a local media outlet that said this was one of the best boards he's seen in 36 years. Chuckle chuckle. We get things done. Instead of pointing fingers when there's a problem and telling you who's to blame and bluster. We don't bluster. We identify the problem and go after it and correct it. Listen, you guys are getting a ballot in about two weeks. In that ballot is a referendum. In that referendum it's a referendum on our new southside firehouse. To give us permission to go forward with this program. Read it. Vote Vote. Vote. You're your word means something. Make it mean something. Listen, while you are voting, if you could check off that box that has my name, that would be great thank you.

**MONICA RAKOWSKI:** Thanks everyone, as you can see by my attire, I am not a very fancy over the top type of person. You know, I am not going to razzle-dazzle you with any you know quotes from here or there, but what you see is what you get. And again, I'm approachable. I'm a good listener, And I know how to compromise. I said this when I ran three years ago, I grew up in a home that was 15 foot wide 30 foot long with 8 other people, my mom and dad and my six siblings. So, when it came to decisions, you either compromised, jumped on the train, or got hit by it. So, I know how to get things done. I know how to work both sides of the aisle. And I promise I'll do that for you. This community means everything to me. This is where I am going to spend the rest of my days and that is how much it means to me. So if you like me or if you don't see something, say it to me. I will take get back to you. Whatever it takes, whether it takes going to the board, uh committees, or whatever. I will take care of it. Thank you for your time and I appreciate you.

**STEVE JACOBS:** First and foremost, I want to encourage everyone I said before to vote. Get your neighbors to vote, get your friends to vote. The more people who vote, the better impact it will have on the entire community. Uh, who you vote for is entirely up to you. I will tell you that my three rivals here are all good people. Uh, they all deserve to be heard and they all deserve to be thought of carefully when you make your choice. Beyond that, financially, Ocean Pines is in pretty good shape. I think we would all agree on that and we will continue to be over the next several years. Each year we build on the success of the prior year, it means we get a couple more good years barring worldwide financial collapse. So we'll assume that won't happen. Unfortunately, when we have disputes they tend to boil down sometimes to personalities. I try to stay out of that. I have said to you three years ago and I will say it to you again. I ran as someone who is independent. I am not aligned with any particular block of people uh any school of thought, uh and I accept uh the backing of everyone if you are so inclined that's fine. And if you disagree with me that's fine too. Tell me. I am more than happy to discuss it with you. Um, you may not convince me and I may not convince you but the best thing that can happen is if we all talk to each other. Uh, I still want to find a way to increase open discussions of what the board is considering over time and I am going to continue to look for a way to do that. I do believe in our advisory committees and I do want to encourage everyone uh to do more. Get into the community. Um the one thing I will say with a question that came up earlier about leaves. We do not want to be the leaf police. Okay. Clear the runways there so the water can drain out. We address the problems where they really need to be addressed. The houses that are dilapidated, the houses that are falling apart, the houses that people don't care for. That is where our priority should be but we do not want to be the leaf police. Uh, and that said, um I wish you all a good evening and don't get rained on.

**AMY PECK:** Well, it is not easy being the only challenger, even after they extended the deadline, but I am here because you deserve a choice and more importantly Ocean Pines deserves a director who does the work, researches, listens, responds, questions and sometimes even challenges the status quo. The last two elections I stepped forward while many dedicated residents hesitated for fear of backlash when you don't 100% agree with the Board, you have a different opinion, you have a question, or even when you present real data. I've seen it. I have stayed engaged. I've been vocal about how we are spending our money, pet projects, using data for membership pricing. I've been vocal about common sense governance when it comes to our DRs. Concentrate on the rundown houses...leave low-impact landscaping alone please. I have been vocal about the needs for more community input, more transparency, wastewater concerns and of course, the needs of the fire department. Even though I am not on the board, I have stayed engaged. I attend all the meetings. I closely follow the committee work. I follow the budget and the budget process. I report on the monthly financials. I feel like I understand the issues that impact Ocean Pines and I care about those issues. I talk to the residents, I feel like I have my finger on the pulse of the community. But more importantly, I listen to the residents and I do sense a growing dissatisfaction in how things are going. And I am here because I am resolved to be a steadfast advocate for Ocean Pines. I love this place and so I want to be your

voice on the Board. So, as the challenger, as the underdog, I need your vote. I need you to vote for Amy Peck and I need you to tell your neighbors to vote for me as well. I need a word-of-mouth campaign. And I want to thank you for being here and listening to me because I listen to you. Together we can make a difference and that's what we need. We need leadership that listens. So, please vote for me, Amy Peck. Thank you.