

March 2012 HOA Board Meeting

James Island Elementary

March 8, 2012

Board Members in Attendance: Rick, Scott, Brooke, Jim, Rick E.

Rick discussed the fact that having our attorney lives in Ocean Neighbors. This is not a conflict of interest; in fact, it is to our benefit. This point addresses as question at the annual meeting.

The court reporter that took notes for the February Meeting did not give them to the board as agreed. We will prepare the notes that we have and put them online.

Budget- we are on budget and determined that Odessa has several checks that haven't been deposited since the deadline for the first installment of dues. The AR form doesn't reflect current financials. Mrs. Souter would like a copy of the running budget. The budget was passed around the table for anyone interested in looking at it.

Homeowner inspections were done by Odessa. Several properties have landscaping issues. Letters will be sent out in the next few days along with tips for avoiding fines. Jim to post online.

Website: (Jim) Residents should sign up again and make sure it doesn't go into the spam box. Jim thinks the "bugs" are worked out. oceanneighborsHOA@googlegroups.com can send information or concerns to all board members. The Facebook, Twitter, Nextdoor and Google Groups tools are all linked, testing and appear to be working as designed. Jim would like volunteers to help get everyone signed up for the website. Any articles for newsletter should be sent to Brooke.

Twitter/Oceanneighbors and Facebook/Oceanneighbors are great ways to communicate within the neighborhood (~50 people on Facebook). Sherriff and police reports are updated on the website that are neighborhood specific. (\$700 for all technology improvements in a 1-year period.)

We have a complete set of the covenants and are getting it put on a disk and onto the website. Jim researched an individual to transcribe. The turnaround time should be around 30 days. The thing that made it so difficult is that we don't have electronic copies. We need proxy forms and other important documents easily available. This will enable communications to improve throughout the neighborhood. Jim will also have these files converted so that keywords are searchable for residents via Adobe Reader (PDF file).

Spring general letter to homeowners from board to homeowners will go out in the next few weeks. It will touch on current neighborhood issues including mold and lawn issues.

Jackie Vance- Easter Egg Hunt needs to have a rain date posted and it is April 1st at 2:00pm. Landscaping should be current and bulletin board should encourage people to be on time. "Bunny arrives on time." Karen 1102 Clearspring and 1094 clearspring for Jackie. Angie K. would like to be on the welcome committee, and Diane off YOM and would like to replace with Caroline Farrar.

In the last meeting, it was discussed to have both the Fall Oyster Roast and the Spring Fling. Heather Morrill volunteered to head that up. We need the date from her and Mike's recommendations on how to split up the \$4000 funds for these events.

Projects- lake Lot landscaping where the picnic tables are putting in palm trees, water systems and soil.

HOA Management review - people thought we should review Odessa to ensure they are still the best fit for the neighborhood (something we should do on a regular basis with any property management company.) We have to be happy with what they do. Rick E. states that the learning curve for a new firm is big. We have had them audited independently.

We need volunteers on the Oak and Palm Tree Compliance Project. Jackie brought up concerns with sewage pipes being backed up by Oak Tree roots. Rick would like to see the community maintain Oak trees, personally, but would also like to see other varieties of trees. We want for the committee to come up with the guidelines and parameters to be placed in the by-laws. Mrs. S. would like the legal opinion given to homeowners that it would be easier to change the by-laws, than the covenants.

Driveway Personalization - They are breaking and we would like to have the option of putting in a different type of driveway. (Pavers, brick, concrete, etc.) That would have to go into the by-laws.

By Laws - driveways, oak and palm project, boards duties, past president duties- ex-officio (he can be a member or on the board, artificial grass, signs in the yard, etc.) Past HOA Presidents have knowledge that we can benefit from.

Lake Research (Rick Ellis) - Rick spoke to George Hutchinson, in which we had talked to last year about aeration for the bottom of the lake. There are anaerobic organisms that are accumulating at the bottom of the lake. O₂ harms this type of organism. Toxins are running off into the lake, which is creating dead zones, which will accelerate fish kills. Just placing aerobic bacteria in the lake takes the risk of killing everything in the lake, which creates biogases. We have had several companies come out to look at the lake. This is a maintenance issue. The cost is estimated around \$15,000. Rick will get more proposals and present them to the board. Jackie suggested that SC Environmental Services will come and evaluate the lake for free. She volunteered to call an acquaintance. Mrs. Souter asked the board to agree to have the lake tested every three months.

7:30-8:00 Homeowner Input

Computer Issues- Ellen...Complimented positive information. She wants information w/o having to go through Facebook and Twitter. She can't find minutes. Jim showed Ellen on the Smartboard. The November minutes did not open. Older minutes should be added as well. Jim to fix November minutes and post any older minutes on HOA Docs once they have been located.

Put notice on bulletin board for newsletter and would like a paper copy. It was suggested that a lawn box in front of the signage. Rick volunteered to personally deliver paper copies to individuals, which Jim opposed, as this would take a lot of time, personal money and energy every month.

Home Depot/Lowes have mailboxes in case a mailbox is damaged.

Lake Lot improvements are moving forward. The water source is already in place. Homeowners would like to see the plan. There was a board at some point (2010?) that came up with a plan and were given a budget. The design plan and cost will be placed on the website. This plan was approved 2 years ago and was put on hold until the water was put in.

Lawn Issues - be careful about putting out weed killer to avoid fines, it can kill your grass. We asked Odessa to send out a letter to homeowners as a nice reminder.

Pierre - Wanted to discuss. Covenants and that the plots refer to Phase One, Two, and Three. The classes of voting rights are available in the 3rd amendments with an amendment to the 3rd amendment. There is a builder amendment by Scott Hagan Developers to the 3rd amendment, that all Phase Three plots become Phase Two. Pierre stated that he had no research information on the lake lot to date. Scott's proxies have gone to Rick Magee. The board had his proxies, however nothing has been voted on. He announced it in the meeting. Pierre disagreed. Scott Hagan has a legal right to his vote according to Derek Dean. This issue has no effect with no issues to vote on in March.

