

Ocean Neighbors Home Owners Association

September 11, 2012

Board members present: Brooke, Mike, Rick, Jim

ATM- Tony Magleone (Applied Technology Management) The Ocean Neighbors lake was originally an irrigation pond. It was 1/3 smaller and was used for dirt for the JI expressway. The depth is 13 feet deep at the deepest point. The pond was reconfigured in 1999. When the development began there was a flap gate on the lake. Water could go out, but not come back in. (Freshwater.) Someone took off the flap gate, which converted it to saltwater. Water comes from the tail end of a river, a tidal slew, which already has low o₂, low salinity. Higher temperatures hold less o₂, so most fish live on top of the pond. Salinity levels aren't fantastic, but tolerable. When we have had fish kills in the past, (3 recorded), D.N.R and ATM came to the conclusion that the flush of fresh water from rain, push fish to the bottom and there is no o₂ at the bottom. Pond vegetation is neutral. Fish have spawned and acclimated to pond conditions.

Options:

- 1- Aerate the lake to get more oxygen with the use of bubble diffusers. This helps the dissolved o₂ to mix with the rest of the water. It will add to our power expenses and would be more effective to run at night than during the day. There is annual maintenance on the diffuser. \$1500 per year would include on call service and 4 scheduled maintenance visits. A compressor will be placed in the same vicinity of the electric panels. Mrs. Souter asked what the benefit was to our community. Tony stated it will improve our community recreation possibilities and the overall health of our lake. Without this, aquatic life in our lake survive on borderline stressful conditions.

Rick stated that not acting doesn't help the health of our lake improve. Rick E. discussed maintaining the quality of our lake b/c it is the most important asset to our community. Rick made a motion to put this into action and Rick M 2nd. All board members present voted yes.

We have 3 proposals from last year and will bring them to the next meeting for HOA viewing. Ms. Souter asked about Rick E. gathering proposals. Rick M. stated that we said we would have the lake evaluated. Rick E. voted in favor Rick M. 2nd, Jim T. 3rd. The evaluation was \$2,900. The total cost is \$6750-\$8,000 Home owner stated that we should have a "No fishing and No Swimming" sign to prevent liability. It was suggested that we call the insurance company. Rick agreed to check into this matter.

There will be no front end piping, so that \$6800 will be reallocated into budget.

Folly/Grimball development meeting is next week on the 19th at 6:00 with the city and developer. The Conservation League will also be there. Ms. Souter stated that the developer is looking for an increase in density on the square footage. The zoning is SR6. The buffer is 120ft.

Annual Meeting date- December 10th, Monday. The new board will take over January 3rd.

Jackie's concern is that the annual audit won't be complete. The audit will be complete by January 1. All spending will be suspended by December 15th. Rick made a motion of the books being audited. Rick E. 2nd. All Board members present voted in favor.

A nomination committee has been started. Rick asked Mike to chair the nomination committee. Tara is also on that committee. Brooke, Jim, And Rick M. stated that they will not return to the board.

Newsletter will go live tomorrow on the website.

Lake Lot landscaping. We discussed 3 proposals. Rick recommended that we go with All Green Landscaping. Their bid was \$6,850, and was recommended by Joe Dinkins. Rick E made a motion that we accept this bid. It's the lowest bid. Brooke 2nd. All board members present voted YES. There are lots of volunteers willing to help do the work.

Web Site Host: New company will take over our website. Our website has been quite helpful to our community. It will create a brand logo, help us with MLS listings, help redesign and organize, and for \$50 per month, they will update our site with anything we want them to add. There is a \$700 start up fee. Bartles and Associates are the new company. Rick E made a motion and Jim T. 2nd. All board members present voted yes.

ZONING information- Our packet has been delivered to FEMA. If FEMA approves the package, those homes and lots affected will go from 4-5k annually in flood insurance to \$500 annually. Thanks to Nanette and Rick for all of their hard work. The positive side will also bring in 18 more dues and we will have less vacant lots. We are right on budget and the \$1300 that the HOA had offered to use will not have to be spent.

Mike R. stated that he will meet tomorrow at the gazebo to discuss bids on fixing these. He suggested getting the estimate, then maybe have volunteered labor to fix the boardwalk.

Scott is will have the playground sign fixed for \$148. Nite Lites repaired the front entrance lights.(3 palm tree lights)

Movie Night- We want to do this after the lake lot improvement has taken place. Goonies??
Tentative date is October 19th, Friday 6:30.

Kevin suggested putting some sort of signage in the front of the property stating No Soliciting.

Oyster Roast:- Mike R passed out an estimate totaling \$\$3443. We suggested increasing the oyster bushels to 15. That's an increase of \$96. The Board voted in favor of the increase.