



Annual HOA Meeting

December 10, 2012

Board Members Present: Brooke, Rick M., Rick E., Scott, Mike, and Jim Wilson from Odessa

6:30 Rick M. welcomed everyone to the 2012 Annual HOA meeting and called the meeting to order. Prior to this there was a last request for any remaining proxies to be turned into Jim. Rick stated that in the past 60-90 days, 8 homes in our community have sold. This speaks highly of our community. All board members introduced themselves

Jim reviewed the P&L and reviewed each page. Rick M. added that the December 31 budget will show some corrections and that we are currently being audited by an outside firm.

Jim Thompson presented a Powerpoint presentation that reviewed the State of Our Neighborhood, opening with a quote from Jim Wilson, "I was quite impressed today, again, to see a community working together..." This presentation will be added to oceanneighbors.com for all community members to view. Jim also stated that to date, there have been 11,000 hits on our website since last January.

7:00 There were several questions from homeowners about new construction in our neighborhood. Mungo/Harbor homes have bought the remaining 19 lots. The floor plans and models will be available on our neighborhood website. Rick stated that the model will be built on the east side of Clearspring. The sign will be placed in the front of our neighborhood in 60 days advertising homes ranging from \$200-\$400k, which will be the continuation of Phase II. Lee McCloud is the president of this company. There are informational flyers on the Lake Lot. The square footage of these homes will range from approximately 2300-4000 square feet.

Rick M. met with Cathleen Wilson in reference to the apartment complexes being built behind our neighborhood. These plans are moving forward to be approved. The builders have really worked with our neighborhood and have agreed to turn the buildings away from our homes, and move them back 120 feet from our property lines. There are 220 units with access on Folly and Grimball Roads.

Spring Fling- Mike announced that the date will be May 18th and that the Crazy Dutchman will be catering. It will be held at the Gazebo.

Neighbors are encouraged to follow covenants regarding to placing signs in yards.

There was also a concern about solicitation in our neighborhood. All solicitors must present a city permit to do so. If they cannot produce it, please call the nonemergency police number listed on our website.

Rick M. thanked all volunteers for making our neighborhood a friendly place to live, and Jack for doing such a wonderful job with our landscaping.

NOMINEES FOR 2013 Director Positions

Ellen Souter-

Jacque Vance-

Taylor Hamden

All nominees volunteered for service and all community members voted yes. There were no oppositions.

Ellen Souter- VP

Jacque Vance- President

Taylor Hamden- Treasurer

The next meeting will be at James Island Elementary School on January 14th from 6:30-8:00, with the old and new board members present. (Pending building availability.)