



OCEAN NEIGHBORS

Ocean Neighbors Minutes for May 16th, 2013

Meeting brought to order at 6:30

Board members present—Jacque Vance, Ellen Souter, Mike Roumillat, Karen Denihan, Pierre Fernandez

ARB—Jim Bass, others attending -- Diane Wessel and Helene Tremblay

Mayor's Meeting: Jacque reported about the meeting with the mayor

1. Focus for the traffic light should be on potential traffic volume and not accident potential. Other area HOA's are supportive of traffic light petitions
2. All neighborhoods need an evacuation plan
3. Vacant homes are the community's responsibility—not the city

Financial Report

Concern about location of the "4th CD". Ellen expressed concern about a \$5,800 liability. A meeting will be set up with the auditor and Odessa before the close of the month. Possibility of a forensic audit. 2013 budget will be determined after the audit meeting.

Community Events

1. Spring fling is set to go.
2. Playground—problems with one of the tables, Mike will get it out
3. Playground—Sign, Mike will check into what happened from the previous board
4. Boardwalk—Work party with Mike in June to repair boards.
Insurance rider needed, wood will be delivered and possible alteration to allow kayaks easier entry to the lake.

Newsletter well received. Ideas for a community clean-up day. The board cannot make people do the right thing about cleaning up after their dogs.

Lake Project

Ellen reported that at the meeting with DHEC about the application, it was discovered that the original application had several items missing—properly recorded deed to the HOA, vicinity map, addresses of current lakefront owners and a depth evaluation. Due to delays, it will be necessary to get new bids. Homeowner Helene Tremblay questioned the need for the aeration and wanted to see the documents related to the project. The response was anything to increase the oxygen level would help the lake and keep it as an asset to the neighborhood. Reference was also made to the DEHC presentation that was made to the previous board. Mike would look to see if he still had the proposals from the previous board. Ellen will be further checking with DHEC and the Charleston School District to find out who takes care of the James Island Elem. Pond. The proposals will be brought up to date, so that the aeration project can proceed as approved.

Mungo Homes

Pierre reports that everything is in accordance. Ellen acknowledged the fine job that Pierre and Jim Bass have been doing.

General ARB approval procedure, Ellen suggested the ARB would report to the Board and the Board would have final approval. An approval will be valid for one year. (Toppin , approval was 6 yrs ago). Upon expiration a new application would have to be filed.

In regard to large lot ARB approval, the ARB chairman has been approving the Mungo homes without input from the Board. This is not acceptable according to the recorded covenants and by laws of the Association.

Miscellaneous

A treasurer will be need as Bobbie has moved from the development.

Covenant and by law review tabled until next board meeting.

Meeting adjourned at 8PM