

## **Ocean Neighbors HOA Board Meeting Minutes for June 20, 2013**

Held at 1102 Clearspring Dr.

Meeting brought to order at 6:35 by VP Ellen Souter

Board Members present: Mike Roumillat, Karen Denihan, Ellen Souter, ARB represented by Jim Bass

Homeowners present: Ray and Kathy Colon, Zack and Mariah Schwartz and Diane Wessel.

**The Resignation of Jacqué Vance** was reluctantly accepted by the Board.

**ARB discussion** --regarding the continuing role of Pierre Fernandez as Chairperson. Jim Bass offered to speak with Pierre to find out his intentions. If Pierre chooses to not continue as chairperson, Jim Bass is willing to take on the role as Chairperson of the ARB. At this time Ray Colon offered to serve on the ARB, as well as, new homeowner Mariah Schwartz. In doing so, The ARB committee is now a properly functioning committee. In further discussion, it was unanimously voted by the Board to remove Pierre from the ARB and approved Jim Bass as the new Chairperson. All materials relating to the ARB held by Pierre are to be turned over to Jim Bass/Ellen Souter ASAP.

### **By Laws/Covenants regarding oak trees**

The ARB committee consisting of Jim, Ray and Mariah will get together the necessary information to move forward with changing the covenants regarding the trees. They will report back at the July 18<sup>th</sup> meeting, if not sooner. This issue could very likely have an impact on the Mungo homes, regarding their landscaping plans.

**Approval of previous minutes** for April and May was unanimously granted as read by Karen Denihan. The minutes will be posted on the website.

**Financial reports** presented by Karen Denihan and Ellen Souter

**Profit and loss** are currently running under budget!

**Aging report** Ellen is going to ask Odessa for a separate listing of dues assessments.

All reports were reviewed and approved by the Board.

**An audit meeting recap** was given which put to rest the several concerns that the Board had. Mr. Kurtz explained the verification process used. The explanation of the \$5800 was that it was put into a reserve, which explains why the checking account is so large. Mr. Kurtz had some concerns with how some items were handled and would straighten them out with Odessa. Overall the meeting was very successful. The \$5800 will be placed in a short-term CD. Diane Wessel and Karen Denihan will go to the bank to make arrangements for the transfer, as well as, updating the signature cards.

**2013 budget** that was originally prepared by Odessa for the previous Board, but was never acted upon. The current Board could not approve a budget until the audit issue was settled. The Board has now accepted and approved the budget for 2013.

**Community Relations/activities**—Mike Roumillat

1. Bees at the playground—reported by Karen Denihan. After speaking with the Charleston Beekeepers Society, it was determined that honey bees are not considered dangerous if left alone. Considering the location of the hive—10' plus of the ground and that the hive is inside the tree, the bees are not considered a threat. Asked about the removal of the hive and the response was it would be necessary to take down the tree—not an option for us. It was also pointed out by the CBKS the critical importance of honey bees to the environment. The insurance company has been contacted to help with placing a sign regarding the bees.
2. Playground picnic table—Mike has removed and is repairing it—said the quality of wood was terrible.
3. Mike has also seen to removing the broken piece on the lighthouse.
4. Playground sign—despite numerous attempts by Mike to contact the company—he hasn't gotten a reply. At this point Mike is going to send a cancellation notice.
5. Dock repair—there appears to be several repairs that are needed due to lack of TLC. Mike is looking into costs for materials.
6. Lake lot landscaping—Ellen reports that Jack Tripp has cited a weed problem—no landscaping cloth was used. He will not spray the type of chemicals he uses that close to the lake. He had someone else more qualified to it. The Board agreed to pay the bill.
7. Oyster roast is set for 11/9—Diane Wessel has arranged for the Flying Dutchmen Caterers to handle it again. Diane also requested an increase in the budget for the oyster roast and the Board approved her request.
8. Picnic tables for the Gazebo area suggested number is 4. Various board members will check pricing. Will also consider making a pattern and building them with some of our own very handy carpenters.

**Lake Project**—reported by Ellen Souter

Recap of 2012 history of the project and where we are currently. Due to application delays related to the filing of the lake deed to the HOA, lack of lake lot owners' names and addresses, depth and vicinity map, etc. It will be necessary to get new bids. Mike was unable to find details from the previous boards proposals/bids. The two companies considered were both offering the same Vertex system. DHEC can advise, but the ultimate decision is the Board's. The current board is still supportive of the project that was approved by the previous board. Rick Ellis e-mailed his encouragement to complete the project before the summer heat sets in. Ellen will be contacting the previous companies for updated bids and will report back at the July meeting.

**New Business** with the resignation of Jacque Vance, Ellen Souter has offered to become President. She was nominated by Mike and seconded by Karen. Diane Wessel was nominated by Ellen to become Vice President and was seconded by Mike. Mike, Rick, Karen and Jim will continue in their present positions

The website will be updated to indicate the changes made to the board.

**Miscellaneous:**

1. A better sign at the lake prohibiting swimming—no life guard, will check with the insurance company for best way to handle this.
2. Jim Bass questioned the use of kayaks, canoes etc. on the lake—new by laws state that it is okay for non-motorized craft to be on the lake—will verify for him.
3. Covenants will be checked out for accuracy at the City/County level.
4. Mungo plans need to be available at all Board meetings—previous Board did not comply with the covenants in regard to large lot approval.
5. Welcome to new homeowners, Zack and Mariah Schwartz!

**Meeting Adjourned** at 8:15