

Ocean Neighbors HOA Board Meeting Minutes for July 18, 2013

Held at 1102 Clearspring Drive

Meeting called to order at 6:30 by Pres. Ellen Souter

Board members present: Ellen Souter, Mike Roumillat, Diane Wessel, Jim Bass and Karen Denihan

Due the late arrival of Jim Brinkley of Mungo Homes, items on the agenda will be out of order.

June minutes: were approved and accepted by the Board.

Financial Reports: Karen Denihan/Ellen Souter

Outstanding fees and dues total approximately \$15,000. When dues are separated out the past due fees are \$3334. Ellen would like to focus on reducing that amount.

Balance Sheet and Profit and Loss were moved to be accepted by Diane and 2nd by Mike.

Diane is going to develop an excel form that should make inspections easier for Odessa and us.

Meeting Interruption:

Pierre Fernandez, interrupted the meeting as he dropped a letter on the table. When asked what it was about, Mr. Fernandez made no comment and glared about as he left. Jim Bass read the letter out loud. It appears that Mr. Fernandez is asking for a review of the Covenants/By-Laws. He, also, wants a suspension of any expenses over \$10,000. Since Mr. Fernandez did not stay to explain his position or respond to any questions by the Board. It was agreed by the Board to set aside Mr. Fernandez's request for the time being. There continues to be a concern, that Mr. Fernandez has yet to return the ARB materials regarding the Mungo Homes, that were in his possession when he was removed from the Board.

Mungo Homes-Jim Blakeney

Mr. Brinkley, a representative for Mungo , answered numerous questions by the Board and specific ARB questions—re: shutter style, siding, landscaping, i.e backyard land clearing, especially next to the pond. He spoke about what Mungo would due to prepare the sites in case of a tropical storm or hurricane (reassuring). Everyone agreed that the “face to face” was very productive for all concerned, as good communication is the key to a successful development. Praise and kudos were given to Kristin of Mungo Home for her readiness to assist our Board. Thank you to Mr. Blakeney for taking the time to meet with the Board.

ACC/ARB Report-Jim Bass

Minor—Jim presented the log he using for applications, approvals/denials and completions. Also, he needs to purchase the software to continue. Two applications were presented for approval—Schultz--

landscaping approved, Flynn--storm shutters denied, because they didn't conform with either, Phase I or II in the neighborhood.

Major Lot—approval of lot 214—motion by Ellen, 2nd by Diane

Kudos to Jim Bass for all of the above and beyond work he has done—especially in keeping the Board informed!

Oak Tree Project—Jim presented the petition that was created to remove the section of the covenants requiring an oak tree. Motion by Ellen to accept and approved by all other members. Need to start ASAP and need to notify out of town owners, as well.

Current Issues—Ellen Souter

Domesticated Ducks—have been removed, while cute for awhile, they were becoming too friendly and aggressive when food wasn't offered, and more ducks with the 2nd generation. “ Momma Duck” was contacted and she took care of removing them.

Aeration Project—Ellen reported on the system research and Vertex is the premier system to use, (Vertex.com) especially for our type of pond. Palmetto Pond has again provided the best bid. However, they strongly advised not to install until the fall—putting the system in now would definitely cause a fish kill, because the low-oxygen bottom water would be circulated to the top—killing fish.

Both Palmetto Pond and Forsberg Engineering feel that because this is a retention pond, DHEC would not be involved.

The purchase price is \$14,324, plus some additional expensive i.e. electrical supply will have to be increased. A reminder that the previous board had set aside \$16,000 for the aeration project. A motion was made to purchase from Palmetto Pond and 2nd by Mike. The order will be placed and it was agreed to let Palmetto Pond determine the best time to install the system. This is an excellent capital improvement for the community to undertake.

Community—Mike Roumillat

Bees—reported by Karen Denihan

Our insurance company requires that a “caution” sign of some sort needed to be placed at the playground. Also, the neighborhood needs to be made aware through the newsletter.(Same with lake lot—swimming prohibited)

Repairs—Mike has all repairs up to date. No solution at this time for the gravel path. Picnic table repair is ongoing. Mike has done some pricing and he can build a table for less than \$100.00 and good quality.

Lake lot dock—approximately 3 weeks ago, all of the spindles were checked and secured —possible vandalism? Also, ground lights have been damaged and will need removal. Landscaping to level out

around the trees—still waiting on a bid from B&G for sod. Suggested to take three tables up to the Gazebo. Tables to be placed on concrete blocks to get them up off the ground.

Dock needs to be power washed and water sealed, Mike will get his “crew” together for that project.

Oyster Roast—contact clown (no ambulance) and jump castles.

Fall Garage sale date TBD

New Business

“Junkyard” Project:

Alliance Residential has made contact with the Board, as the developer of the property, they would like to meet and discuss the project with the neighborhood. The zoning is already in place and cannot be changed. Phase 1 consists of 294 rental properties. Phase 2 is the commercial part, which we need to pay close attention to—type of commercial stores and hours of operation. A special meeting for the community has been set up for 6:30PM on Tuesday July 30th at the Gazebo for the representative from Alliance present the development.

Ellen and Karen will meet Monday with Eric Scholtz of the Zoning office to discuss the project. It was also suggested that Mariah might be an excellent resource for this.

Miscellaneous:

Anyone know of a handyman for minor fix-its in the development for the HOA?

Suggestions for the newsletter—bees, aeration, oak tree petition, parking violations, result of special meeting.

Adjourned at 8:50