

Ocean Neighbors HOA Board Meeting for August 15, 2013

Held at 1102 Clearspring Drive

Meeting brought to order at 6:35

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

Guests: Jim and Mary Wilson of Odessa Management Company

Minutes: the regular July meeting and special meeting (7/30) minutes were accepted and approved. The special meeting minutes of 8/6 were read, accepted and approved.

Financial Report presented by Jim and Mary Wilson

1. Profit and loss—in line with this time of year.
2. AR/Aging report: 90 days are given to work out issues. After 90 days the issue goes to the collection attorney. Attorney fees are added to the amount owed. Odessa states that reminder letters are sent out each month.
3. Three fees under \$12.00 were waived by the Board.
4. Diane will set up a meeting with Odessa to go over accounts that are past due. It will be held had the Odessa office.

ARB Report: Jim Bass

1. Two submissions :

1. Change of siding color for lot 123—approved
2. Shutters—The Flynn's have redesigned their shutter with raised panels—approved by the Board, pending a new ARB application and clearance by Odessa.

2. Bulkheads and Docks—must go through the ARB, as well as, obtaining a permit from DHEC. According to DHEC to qualify for a dock, the property at the waterline must be 75 feet plus a 20 foot setback from the side property line. No one on the lake would qualify, except the Hagen lot. Ellen amended a previous motion to curtail dock applications for 6 months or until the completion of the aeration project.

Oak Tree Petition: Jim presented his plan for signatures so that there wouldn't be any overlap. The sooner, the better. It may be necessary to explain that any tree removal will still require ARB approval and in some cases a City of Charleston permit.

Welcome Committee:

Angie K. has had to resign. Beth Hamden, the new person, did not attend the meeting. Will defer until we have the opportunity to meet with her. Currently, it was motioned that gift certificates, plants, etc. be stopped—just a nice informational bag.

Yard of the Month and Christmas Decorations: monetary awards are being suspended. 2nd by Mike.

Christmas decorating “contest” will still go on. Mariah will head that one.

Events-Mike Roumillat

1. Oyster Roast—The Board agreed to a one time budget increase, taking the money from the checking account, to \$3,850.
2. Karen will notify insurance company for event coverage.
3. Yard Sale to TBA—late September?

Newsletter-Karen Denihan

Reported on topics and is ready to print.

New Business/Public Comment:

1. Veronica situation—safety of residents is a concern. Ellen will set up a meeting with Rusty Myers to discuss what we can do.
2. Jim Bass will construct a letter to 1138 Clearspring, regarding the Dock.
3. For Sale by owner sign at the front entrance needs to be removed. Jack Tripp will take care of that.
4. Mike is working on refinishing the playground sign.
5. Lake aeration project: Ellen reported that on the ATM report there was a bid submitted last year on an equipment proposal for \$8,800. Ellen will research this bid and check on information. DHEC is developing a system to simplifying their application process.

Adjourned: 8:50

Respectfully submitted by Karen Denihan, Secretary/Treasurer