

## **OCN Special Board Meeting held September 6, 2013**

Meeting brought to order at 7:33 PM

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

### **Lake Aeration Project Update** given by Ellen Souter

Ellen has contacted DHEC and we are good to move forward with the application. The engineering part is still missing, as a professional is needed to do the elevations. Ellen contacted ATM in this regard and is comfortable with them doing the work based on past experience with the flood zone and fish kill report. As far as the \$8800 bid, the VP of ATM vouched for the company. A service that ATM provides, for a fee of \$2170, is an unbiased comparison between the two systems one for \$10,800 (Estate Management) and \$14,300 (Palmetto Palm a Vertex system). ATM will also take care of the DHEC application process. For an additional fee of \$650.00, ATM will also make sure the installation is properly done. Diane motioned that ATM be hired to complete the engineering report and to do the comparison, along with the application and installation of the chosen system. 2<sup>nd</sup> by Jim Bass, all other Board members were in agreement, as well.

### **Financial Report**—given by Diane Wessel

There was a meeting with Odessa to discuss overdue accounts that are approaching legal action. Odessa will provide a draft of letters to be mailed as certified. Board needs to assess how reminders/warnings/fines are handled. Individual reminders/fines for each separate offense. Also, for next Board meeting thoughts about returning to one \$300 HOA dues—no longer split—problems are occurring and bookkeeping is a nightmare and is doubling the handling costs.

### **ARB Committee Report** given by Jim Bass

1. Mungo requested approval of Lot 206. It was approved by Jim and all Board members present.
2. Shutter issue will be tabled until the next meeting. Jim will develop a standard for shutters.
3. New (Mungo) homeowners requesting pre- approval of fences prior to moving in. The Board agrees to let Jim do this, so owners can purchase materials, but no construction until closing is final. The liability for costs is the responsibility of the new homeowners.

### **Oak Tree Committee Report** given by Jim Bass and Ellen Souter

Ellen reported on the legal opinion—Mungo has one vote per home. Scott Hagan still has ten votes per house with the rental properties that he owns in the neighborhood. Diane has identified the rentals in the neighborhood. Jim will develop a letter to be sent to the absentee owners.

### **Current Issues** reported by Ellen Souter

1. Electrical box at the playground is leaning—Mike will check it out.
2. Police reports of area incidents were presented to the members for review.

**Events** given by Mike Roumillat

1. Playground sign is up!—reworked and installed.
2. Garage Sale advertized on Front Message Board for September 21<sup>st</sup>, 8AM to Noon.

**New Business/Public Comment**

1. Mungo has been all over the community lot with equipment and building materials.
2. Diane requests help with cleaning up Gazebo area of dead limbs, etc. in October prior to the Oyster Roast.
3. 1138 Clearspring—Dock issue, Jim got a nasty call from the owner, DHEC is aware. Jim will give the owner a month before sending another letter—possible fine situation.
4. System for 30-60-90 in regard to fining. Each separate offense—1<sup>st</sup> a reminder, then fine. Yearly basis. Cars that are parked in violation must be fined.

**Adjournment:** motioned by Diane, 2<sup>nd</sup> by Jim at 8:40PM.

Respectfully submitted by Karen Denihan, Secretary/ Treasurer