

**OCN Special Board Meeting held October 12, 2013 at the Gazebo**

**Meeting** brought to order by Ellen Souter at 2PM

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

**Residents:** Brown, Sgabbo and Gander

1. **Oak Tree Petition** is moving forward and more than halfway to required number of signatures.
2. **Dogs off leash complaints**. Covenants clearly state no dogs off leash and not allowing them on other people's property. There is a \$25.00 fine. Most of the complaints are coming from OCN Blvd. owners.
3. **Facebook** is owned by a resident and is not monitored by the Board as an "official" site representing OCN.
4. **Dirt Bike Noise** : The responsibility of the Board resides within the confines of the neighborhood. With that being said, the Board is not responsible for what happens outside the property lines. Private citizens, however, can attempt to rectify the situation.

A major problem is that OCN is located within the City and the problem properties are located in the County. The City has a Livability Code, but the County does not (considered rural). After researching with the Mayor's Council Office (Susan Griffin), a solution has been offered to the residents of OCN. It was disappointing to have only one resident in attendance that is directly affected by the noise. Research details will be made available to anyone attending the regular Board Meeting on October 17<sup>th</sup>.

**The procedure is detailed and must be followed for there to be any resolution to the problem.**

1. Must be actually seen.
2. Certified letter with return receipt to each property owner.
  - a. Body of letter must include such terminology as not respectful to neighbors, public nuisance, the negative impact on residents—unable to use backyards, noise level, dirt, etc.
  - b. Suggestion to negotiate—times when dirt bikes would be permitted.
  - c. Give them the opportunity to correct/negotiate. This should have a time limit—7/10 days so owners can have time to meet and suggest a solution.
  - d. If there is a petition; a copy should be attached to the letter.
  - e. Suggest that a Smalls Claims Suit before Judge Rawle is being considered.
3. If there is a negative response or none, wait for the outlined time and file the proper papers with the Honorable Judge Rawle. He is the only Magistrate that has jurisdiction in both the City and the County.

Judge Vic Rawle (City Council Member, District 6)  
1615 Riverland Drive  
Charleston, SC 29412
4. File a Small Claims Suit—signed by lot residents (owners or renters) directly impacted by this livability problem that has been ongoing for some time.

**Open Discussion:** Chat about Holiday decorations for front & gazebo, oyster roast and ARB info.

**Adjourned** at 2:30 by Ellen and 2<sup>nd</sup> by Karen

Respectfully submitted by Karen Denihan