

Ocean Neighbors HOA Meeting for October 19, 2013

Meeting brought to order at 6:30 by Ellen Souter

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

Guests: Scott (941 Clearspring), Maria (939 Clearspring), Mike (OCN Blvd.) and Peggy Bass

Minutes: were read and approved—motioned by Diane and second by Mike

Agenda Adjustment: to better serve the guests present.

Dirt Bike Issue: Ellen Souter

Ellen gave a re-cap of the problem and reported on how the Board has no power outside of the development. Upon researching with the Mayor's Council and Susan Griffin, a solution is available to the residents. Ellen handed out the procedure to be followed if the residents want to pursue the issue. Scott of 941 Clearspring had a video with audio that he shared with the Board. Maria also supported Scott. Mike of OCN Blvd stated how he was at the "beginning" of the bike path. All were concerned about property values and quality of life issues from the noise.

Users of Facebook should realize the impact of negative comments on the neighborhood that are accessible from anywhere.

Pets off leash are a problem, along with owners allowing their dogs to do their business on lawns other than their own. Our Covenants state there is a \$25.00 fine for violators.

At this point of the meeting, except for Peggy, the guests left. It was the feeling of the Board, that their issues were addressed and they were pleased to have the procedure of what to do should the dirt bike noise become overwhelming again.

Financial Report: Karen Denihan

Except for the legal fees being high, all else is as it should be.

ARB Report: Jim Bass

Submissions:

Minor: 1. Fence, 2. porch railing replacement, 3. Tree removal—all approved.

Major: approval for Mungo lot 200—motioned by Diane, second by Mike.

Standard for shutters is still being developed.

1138 Clearspring has not removed the dock from the lake. Additional letter to be sent.

Lake Aeration Project: Ellen Souter

Ellen presented a brief history of the project and where we presently are in the process. A choice needs to be made regarding the type of diffuser system. The Board voted in favor of the remote manifold. The cost for electricity will be approximately \$60-75.00 per month and to allow a budget of \$400.00 for service and replacement of filter. Ellen motioned for the Board to accept this proposal, second by Mike and approved by the entire Board.

The Board wants to have DEHC approval before the system goes in. ATM has provided all of the steps that are required, including certified letters that each lake front home owner must receive.

Oak Tree Project: Jim Bass

So far, 154 signatures. He is still waiting on Scott Hagan's properties.

New Business:

Homeowner dues—Diane motioned that we return to one payment, second by Mike. Everyone was in agreement. The dues will remain at \$300.00 payable by March 15, 2014.

Fines: There will be a separate reminder for each violation. Except for boat and parking violations, a fine will be \$25.00 and capped at \$50.00 for unpaid minor violations. Boat and parking will remain as double per the Covenants.

Holiday Decorations: most of last year's had to be thrown out. A budget of \$200.00 was set by Mike and second by Jim.

Events:

Oyster Roast set for 11/9—need to get name tags and markers.

Karen will check will insurance company about coverage. Diane verified the contract with Hans.

Next meeting needs to address the annual meeting, budget, etc.

Adjourned: 8:15 Motioned by Mike and second by Jim

Respectfully submitted by Karen Denihan, Secretary