

Ocean Neighbors HOA Minutes for January 16, 2014

Location: 1102 Clearspring Drive

Meeting brought to order at 6:35PM by Ellen Souter

Members present: Ellen Souter, Jim Bass, Mike Roumillat and Karen Denihan

Absent: Diane Wessel

Minutes: for both November and December were approved—motioned by Mike and 2nd by Jim

Old Business: Ellen Souter

1.Lake Aeration Project:

Ellen reported that the special permit from DHEC should be available shortly. ATM is in contact with the DHEC office.

2. Kudos to Mariah Schwartz for the excellent Holiday Judging!

ARB Report: Jim Bass

1. Major—Lot 209 wants to extend their cement pad—approved and agreed by the Board.
2. Minor—Cooper wants to add a window to the back of their home.
3. Oak Tree Petition will be sent to the attorney for suggested changes and approval. Votes can be verified. Jim will take of this.
4. Jim will check on the positioning of the fence at 1006 Clearspring.

Financials: Ellen Souter and Karen Denihan

1. ATM invoice for “Junkyard” water usage was presented and approved—motion by Karen and 2nd by Mike.
2. Profit and Loss—Attorney fees while high, doesn’t reflect the fact that some of the charges extend from 2 years ago. Filing and court fees all take time to be repaid.

Budget Review: Ellen Souter and Board

The proposed 2014 Budget—The Board reviewed the 2013 Actual Budget on a line by line basis to put together a 2014 Budget. The following changes were proposed:

Items changed:

1. Socials--\$6500
2. Website--\$1200
3. Lake Aeration--\$12000
4. Dock/Gazebo--\$3500
5. Remove Dock/electrical

6. General Maintenance--\$1250
7. Playground--\$2000
8. Utilities--electric--\$2000
9. Utilities--Water--\$2000

After a lengthy discussion on the needs of the community, the Board voted unanimously to adopt the changes.

Events: Mike Roumillat

The committee has proposed the following events for the year:

1. Easter Egg Hunt—April 12th
2. Spring Activity? Committee to discuss
3. Two garage sales—April 26th
4. Oyster Roast will be the primary event—cost reflects population increase in the neighborhood.
5. Kudos to Mariah Schwartz for the excellent Holiday Judging!

New Business:

Annual Meeting—January 29th at the James Island Elementary School

Insurance and approvals received by Odessa.

1. Ellen will welcome the community, introductions of the Board and comment on the accomplishments of 2013. Odessa will be responsible for the remainder of the meeting.
2. Letter to be sent to 1153 Clearspring, regarding the mold on the right side of the house for the entire 2013 year.
3. Insurance policy covers two events within the umbrella policy. Insurance company will be notified well in advance to insure coverage.
4. Lawn care—Karen will look in bids from other companies. i.e. Scott's , TurfBuilder.

Website Library Proposal: Karen Denihan

“Library”. Jim suggests that the results of the Oak Tree Petition be posted in the library, so that there is no question as to the validity of the vote. Also, recommends that the posting be for 5 years. The Board would also like to meet with Ronii at the next meeting to discuss the website and how best to manage the site. Karen will check with Ronii about her availability and also provide her will Jim’s contact information.

Adjournment: motioned by Mike and 2nd by Jim at 8PM

Respectfully submitted by

Karen Denihan, Secretary/Treasurer