

2014 Ocean Neighbors Annual Meeting March 2, 2014

Location: Tides Hotel at Folly Beach

Time: 5PM

Members present: Ellen Souter, Diane Wessel, Jim Bass, Karen Denihan, Mike Roumillat and Mariah Schwartz (ARB member).

Others: Jack Tripp, Jim Wilson and Mary Russell of Odessa Management.

21 residents were in attendance.

Call to order at 5:05 by President Ellen Souter

Board, Odessa and Jack Tripp were introduced and acknowledged.

Public comments by the attending residents to be held at the conclusion of the Board business.

Board Report on 2013 Activities: Ellen Souter

ARB Committee: To establish, according to the By-Laws and Covenants, the following:

1. Properly functioning ARB established.
2. Made certain that Mungo Homes completed the development properly.
3. Minor requests handled by the ARB Chairman with notification to the Board of decisions made.
4. Major requests handled by the ARB, but submitted to the Board for final approval.

Oak Tree Petition—necessary for the community. Through the diligence of Jim Bass, a house to house effort and letter campaign garnered the necessary votes to change the Covenants. Some of the oak trees were not properly planted and are causing property damage and insurance problems for some homeowners.

Honey Bees at the playground. Through guidance from the Charleston Beekeepers Society and our insurance provider, a sign was placed to insure that the honey bees be left alone.

Baby Veronica Situation :Charleston County Police Team 3 was contacted about our concerns and the police were able to make suggestions and how best to handle any concerns that might arise. They would also have extra patrols going through the area.

“Junkyard Development”: A community meeting was held at the Gazebo. Various Board members attended city meetings to express concerns about noise, lightning etc. There was a DHEC application for diverting water sources, fortunately ATM (Applied Technology Management) was hired to determine that there will be no impact regarding water flow to our lake.

Cost Cutting Efforts:

1. Various repair work was kept “in house” by volunteers from the development. Thank you to **Mike Roumillat, Jim and Diane Wessel, Sandy and Ellen Souter.**
2. Lake lot picnic tables were footed in the gardening beds. Electric lines were entangled in the beds and around the picnic tables—both of which were dangerous to residents using them. Three tables were moved to the front entrance and the remaining table at the lake lot was moved to level ground.
3. Board meetings held in individual homes. This was a savings of approximately \$150.00 per month. This was also a return to previous boards.
4. Holiday and Yard of the Month monetary awards were curtailed. **A Special thank you goes out to Dean Monk for donating the “Winner” sign to the neighborhood.**
5. Return to a single payment for yearly dues.

Traffic Light: Board members attended a meeting about the Grimball/Folly Road traffic light. Status is unknown at this time, but the elected officials in attendance were very critical of the DOT’s lack of proactive thinking regarding the intersection. Kathleen Wilson has volunteered to represent our community’s interest in this matter.

Lake Aeration Project: A long and arduous project. The original application, by the previous board was rejected. This Board had to start over with getting an engineering company (ATM) maps, soundings, notification to lake lot owners, a newspaper announcement. ATM agreed to guide the Board through the process and will insure the proper installation of the system. As result of the initial denial, the Board was able to do more research and came to the conclusion (with ATM on Board), that a system costing \$8,451.50 could be installed with a baffle for additional noise reduction. This is a huge savings for the homeowners, as the earlier approved bid was for nearly \$14,000+.

Dirt Bike Noise Issue: The Board was able to determine the proper procedure for residents to pursue should the issue arise again. A special meeting was held at the Gazebo on this issue, which was attended by only four residents. The problem was also addressed at the following Board Meeting, where three concerned residents came (two of which were at the prior Gazebo meeting). Copies of the procedure were made available to anyone interested. In part because the problem lies outside the confines of the neighborhood, The Board is not in the position to act for residents. The Mayor’s Council was a great resource and provided valuable insight in how to handle this problem.

Odessa Property Management: Presented the financial outlook for the community. Our status is excellent and everything is balanced nicely. The Budget projects a profit of \$77.00 for the year, which is ideal.

Social Committee Report by Mike Roumillat:

1. Spring Fling May 3rd from 2 to 5. Catered by Smoky Oak. Two jump castles—one for four and under.
2. Easter Egg Hunt April 12th, rain date of April 13th.

3. Community Garage Sale April 26th.

Website: now owned by the association. A "Library" is going to be set up for future Boards to refer to, especially regarding ARB issues. Proposals and other items will be available to future Board members, providing a community history.

New Business and Public Comment:

Rick Magee: Thanked the Board for its service.

1. Oak Tree Petition—felt there wasn't a public meeting to discuss the situation. Also, feels that the new homes are lacking trees(other than palm trees) for their front yards

Board Response: several Board meetings were held with a posted agenda referencing the Oak Tree Petition. Other than regular Board members, no one appeared at these meetings to express their opinions. Mrs. Souter will get a legal opinion regarding the public meetings held. Until then the change to the Covenants voted, for will be placed on hold.

2. Front Entrance: The mud ruts that have been created by AT&T—Mr. Magee has a phone number and will provide that number to the Board. Also, the front entrance palm trees need trimming.

Board Response: Jack Tripp has been consulted and wants to wait until mid-March or until the new growth is established. No files were ever provided to the 2013-14 Board by the previous Board.

3. Inspections and Parking: Feels the neighborhood needs stricter monitoring by Odessa and the Board, re.: trash placed out too early, overall general appearance of the neighborhood is going down, little regard for no parking on the street, especially at night. Suggested Odessa do a nighttime drive through.

Board Response: the Board will look into refining the inspection procedure with Odessa at the next Board Meeting. Late Fall and a cold winter have made it difficult for residents to remove mold. Limbs and broken vegetation that has been stacked up by private yard companies for pick-up

Rick Ellis: thanked the Board for its service. Feels that meetings should be held at a neutral site to be more professional. He, too, re-enforced the importance of stricter inspections with regards to trash and parking.

Board Response: Late Fall and a cold winter have made it difficult for residents to remove mold. Limbs and broken vegetation stacked up by yard companies for pick-up caused violations. However, Odessa requested that only warnings be used during this unusual weather.

Ms. Fallon: expressed concern on how the Oak Tree Petition was handled. Is strongly adamant about not attending a Board meeting in someone's home. Board meetings should be held a neutral site.

Steven Cooper: happy that Board is saving money regarding meetings. Offered the suggestion of holding quarterly meetings at a local church. He stated that he would like to help with this.

Susan Magee: cited the reason for moving from homes to the school—some of the meetings were not able to accommodate the number of people showing up.

Board Response: The 2012 Board was the first Board, to pay monthly for “off-site” meetings. The larger turn-outs that summer were due to the residents who voted twice to **not** purchase an additional Lake Lot, which the 2012 Board still wanted to do.

Cyndi Ruppe: as a former renter, she said she was uninformed about such things as trash placement times.

Board Response: Tips will be available on the website and also in the next newsletter.

Vote for Open Board Position: Mike Roumillat has expressed his interest in staying on for one more year. No one attending offered to run for the position. Rick Magee motioned to approve Mike Roumillat and the motion was 2nd by Mariah Schwartz.

Adjournment: Diane Wessel motioned for adjournment and the 2nd was made by Rick Magee.

Mrs. Souter thanked everyone for attending.

Respectfully submitted by Karen Denihan Secretary/Treasurer