

## **Ocean Neighbors Minutes for 2/20/2014**

**Location:** 1102 Clearspring Dr.

**Meeting brought to order at 6:40 by Ellen Souter**

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

**Absent:** Diane Wessel

**Guests:** Peggy Bass and Ronii Bartles of Bartles and Associates

**Financials:** Karen Denihan and Ellen Souter

The Board reviewed the financial reports. It was noted that Odessa is running over budget. Ellen explained that the Board has asked them to set up and reschedule several times, do extra mailings, etc. The budget was underfunded and would probably show this throughout the year. It was motioned by Ellen and 2<sup>nd</sup> by Jim to accept the reports.

Odessa has failed to separate dues from the annual dues. It was noted that no residents have complained about going to one payment to anyone's knowledge.

**New Business:** Ellen Souter

**Lake Aeration Project:** The permit will be issued as soon as the computers are up according to Tony of ATM. ATM advises that it is okay to go forward and order the system. The Board has approved \$8,451.50 for the project. Mike motioned to order the Aqua Air 5 diffuser system and was 2<sup>nd</sup> by Jim. The Board then had a roll vote and approved the motion unanimously. By doing extra research, The Board saved over \$6,000 from the original proposal.

**ARB Report:** Jim Bass

1. No major approvals.
2. One minor approval for replacing columns to a front porch
3. DuPre and picket fence situation—ACC needs to specify change in Article 7. A letter to be sent to Mr. DuPre that he needs to comply with the rest of the community. A committee needs to be formed to review and clarify the wording in the guidelines.
4. Oak tree Petition—Jim has the approval of the Board to meet with the attorney to determine the wording needed to change the Covenants.
5. Note of appreciation to Mungo for completing the sidewalk at the lake lot. Will wait and see if Mungo finishes the grading needed.

**Events:** Mike Roumillat

Dates:

1. Garage sale April 26<sup>th</sup>. Mike will contact Sue Grisatti to see if she run it again.
2. Easter Egg Hunt—April 12<sup>th</sup> and rain date of April 13<sup>th</sup>. Diane and Karen will take care of the event.
3. Spring Event to be held May 3<sup>rd</sup>. Some cut backs are needed.  
Catering to be determined—Smokey Oaks, Duke's and HomeTeam are possibilities. Committee will research best prices.
4. Oyster Roast is too far out for a date.
5. We will have insurance/liability in place much earlier. Motion to find out if we need insurance for the garage sale and Easter Egg Hunt—Ellen to look into the insurance.
6. Storage unit—Mike has found one at Sam's Club for \$564. 8'. To be located in the playground for security reasons. Will wait until after the Annual Meeting.

**Website:** Ronii Bartles of Bartles and Associates

1. Discussion on how to best use the site. The HOA owns both OceanNeighbors.org and .com through GoDaddy.
2. Proposal to have a Board Vault that would be protected for use only by this Board and future Boards. It would contain ARB applications and approvals, as well as, other information for Board use only.
3. Advertising on the site has very little traffic according to Ronii. The two advertisers need to be checked as to when their "contract" expires. Also, the Board feels that there is no control over the quality of the two companies and we don't want to appear as if we are endorsing them in any way.
4. Corrections that need to be made—2014 and addition of ARB Committee Members information.
5. Pictures on the site need to be updated.
6. Jim and Ronii will work together on sharing of information on the site.

**Adjournment:** Motion by Mike and 2<sup>nd</sup> by Jim to adjourn the meeting at 8:20

Respectfully submitted by Karen Denihan, Secretary/Treasurer

