

Ocean Neighbors Board Minutes for March 20, 2014

Location: 1102 Clearspring Dr.

Meeting called to order at 6:30PM by Ellen Souter

Members present: Ellen Souter, Mike Roumillat, Diane Wessel, Jim Bass, Karen Denihan and Mariah Schwartz of the ARB Committee

Ellen offered an apology to the Board members for having to listen to the attack of former board members (who haven't attended a single Board meeting since at least last June). Also, there wasn't a proper ARB Committee during 2012, resulting in Mungo Homes being approved to have brick fascia on some of the new homes, which doesn't follow our Covenants.

Approval of Minutes:

1. Minutes for 2/20/2014 approval motioned by Mike and second by Diane.
2. Annual Meeting Minutes of 3/2/2014 approval motioned by Diane and second by Mike.

Financial Report: Karen Denihan and Mary Russell of Odessa Management

Mary Russell explained the reasoning for letters regarding dues and late fees. The Board reviewed with Mary the status of some problem homeowners. In one case the attorney is handling the closing and the Association should see the return of some \$7,000+ owed us. One homeowner has asked for some leniency regarding fines and legal fees. The Board is not inclined to waive the fees, as there appears to be a pattern by this homeowner to not pay in the past. Ms. Russell also mentioned some other homeowners that need a stronger letter sent. The Board agreed to her request.

Lake Aeration Project: Ellen Souter

There have been some contact problems with the company. Ellen has asked ATM to step in and contact the company. The order is ready, but has not been placed yet.

AT&T: Repairs to Front Entrance. Mr. Magee has not come through with the phone number he said he would send to the Board. That part of the Front Entrance is actually public property (not Ocean Neighbors) even though we are maintaining it for appearance sake. The Board asks AT&T to please level the area of ruts out, as it detracts from the neighborhood's appearance. Mary Russell has offered to write a letter with our request.

Mungo Homes: Mary Russell will also contact Mungo Homes about when the sign at the Front Entrance will be removed.

Overnight Parking on the street: Reminder in the next newsletter. Discussion tabled until next meeting.

New Business:

DHEC application has been sent in with copies to ATM and Odessa.

"Junkyard" site has approval and work should begin next month.

Landscaping bid: Jack Tripp has submitted a bid from BG's to trim trees for \$700.00 Diane motioned to accept the bid and the second was by Mike. Should be noted that Jack was offended at the Annual Meeting, by statements made by a former president.

Lawn Care Bids: Karen will look into other companies and what they may offer us. Will report at the next meeting. (Odessa will assist with this).

ARB Reports: Jim Bass

One minor to redo some shrubbery in the front of a home.

1006 Clearspring Dr. was verbally informed on the 2/24/2014 that their fence was not in compliance with the Covenants. Owner agreed to fix, but has not done so. Jim will construct a letter that will verify the conversation, give a cut-off date to fix the fence and if not taken care of, fines will begin. Jim will mail this as a certified letter.

Boat Storage Issue: boats need to behind 6' fences. Even though the Covenants don't say 6', the current homeowners with boats, all have them behind a six foot privacy fence. A homeowner is contesting this policy, however, it is the opinion of the Board that he needs to conform with the rest of the neighborhood. A certified letter will be written by Odessa at the direction of the Board to the homeowner. The boat in question will have to be moved out of sight of the road, or placed behind a 6' privacy fence. The homeowner will face fines if he doesn't comply with the decision of the Board.

Oak Tree Petition: Jim pointed out that there are 230 votes (80% needed) in favor of the petition to petition the Board to change the Covenants. **This petition to the Ocean Neighbors Homeowners Association Board of Directors is to have the requirement of a Live Oak Tree on every lot in the subdivision removed.**

The petition was the subject of several posted Board meetings. Replacement trees would be an owner's decision.

First motion at this meeting following the Annual Meeting

1. To accept the petition of 80% of the homeowners to remove the requirement of a live oak tree from the front yards. Unanimous approval by the Board.
2. A second motion suggested at the Annual Meeting by a resident that a different kind of tree be required in place of the live oak tree. Upon discussion—this motion would require the signing of another petition to do so.
3. Diane motioned not to change the Covenants to require another tree. Her motion was seconded by Mike. After a much discussion the Board agreed unanimously to approve the motion.

4. The Oak Tree Petition will be a special item for the next Board meeting to be held on April 24th.

Social Committee Report: Mike Roumillat

1. Garage Sale—April 26th, 8 to noon. Sue G. will take of advertising.
2. Easter Egg Hunt—April 12th at 1PM, rain date 13th at 1PM.
3. Spring Fling—May 3rd from 2 until 5PM. Bids are in Smokey Oak--\$1293, Happily Ever After--\$530. Under four years old jump castle and an obstacle course of the older kids.
4. Oyster Roast—November 8th—begin planning prior to the August Board Meeting. Mike will work on corn hole games. Probably will go with Flying Dutchman again.
5. Playground needs a thorough inspection. Missing cap, mulch needed, more input from young families is needed.
6. Cyndi Ruppe would like to help better the community—clean-ups. Board wants to encourage ideas! Mike will keep in touch with her.
7. Storage Building just waiting to see what the lake aeration project may need, before making the final decision about where it will be located.
8. Gazebo needs a good power washing. Mike knows the person that takes care of his home and does a great job.

Bulkheads: A basic procedure is needed. ATM will help establish the guidelines that are needed. So far, ATM has not heard back from DHEC regarding the bulkheads.

Adjournment: Jim motioned for adjournment and the second was by Mike at 8:45.

Respectfully submitted by Karen Denihan, Secretary/Treasurer