

Ocean Neighbors Board Minutes for April 23, 2014

Location: Playground Lot on Ocean Neighbors Blvd.

Meeting called to order: at 7PM by Ellen Souter

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

Approval of Minutes for March 20, 2014. Approval motion by Diane and seconded by Mike.

Financial Report: Karen Denihan and Ellen Souter

1. Balance sheet indicates that a CD will not have to be cashed in to pay for the Lake Aeration Project.
2. Profit and Loss—bottom line is looking great.
3. Concern about legal fees that appear to be way over budget for this time of year. Ellen will call Odessa for clarification.

New Business and Other Current Issues: Ellen Souter

1. Oak Tree Petition accepted by the Board.
2. Lake Aeration Project is installed!
3. Access to the lake at the lake lot needs to be addressed—tabled until the next meeting.
4. Invoice for Estate Management is forthcoming. Ellen is seeking prior Board approval to have the bill paid when Odessa is in receipt of the bill. The Board approved Ellen's request unanimously.
5. Lawn Care—so far one bid has been received , waiting on others.
6. ATM and Bulkhead Procedure—Jim will have direct contact with Tony to establish a procedure for the residents to use.
7. ARB problem with homeowners that are by-passing the procedures in place. Two in particular are 1006 Clearspring Dr. and 1017 Lotus Lane. Letters need to be sent.(Certified.)
8. Fines will return to a warning/reminder, followed by a fine of \$25.00, if no compliance the fine will then be doubled. One warning/reminder per violation.

ARB Report: Jim Bass

1. Modification requests: 6 approvals—Vance, Wessel, Morrill, Hoffman, 2 fences.
2. Non-compliance issue—homeowners will be given 30 days to comply. Failure to comply will mean the issue will be referred to the attorney. The attorney fees will then be assessed to the homeowner.

Community Events: Mike Roumillat

Mike reports that everything is a okay.

1. Billy Morrill and Jim Wessel graciously repaired the broken picnic table at the Gazebo.
2. Tree trimming crew for April 30th at 7PM.

3. Call Jack Tripp for mosquito control for the Spring Fling.
4. Extras—bean bags for the corn hole games and plastic cups—Diane and Karen will pick up.

Old Business:

1. Storage Shed to be installed at the Playground. Motion for Mike to purchase the shed and the second was by Jim. Security locks will be picked up by Jim.
2. Mulch is needed for the playground. Ellen asked for a motion to get a professional bid to include installation of the mulch. Second by Mike—support of the full Board. Will speak to Odessa about companies.

Adjournment: at 7:55PM motioned by Mike and second by Jim.

Respectfully Submitted by Karen Denihan, Secretary/Treasurer