

## **Ocean Neighbors HOA Minutes for May 15,2014**

**Location:** 1102 Clearspring Dr.

**Meeting brought to order at 6:35 by Diane Wessel**

**Members present:** Diane Wessel, Mike Roumillat, Karen Denihan, Jim Bass, Mariah Schwartz (ARB).

**Absent:** Ellen Souter

**Others:** Mary Russell from Odessa Management

Approval of April Minutes—motioned by Mike and second by Jim

**Financials:** Karen Denihan

Legal fees appear to be still over budget—Mary will check in to the reason. All other financials are fine.

### **New Business:**

**1 .Mulch proposal** from All Green \$1200 including labor—All Seasons wouldn't give a free estimate. Mary was unsure about the coverage (thickness). The Board doesn't want to go thin. Approved an additional \$300 for added thickness—Mary would find out and get back to us. All Green also offered their services for tree trimming and gravel for the walkway at the park. Board will hold off on that part.

**2. The Shed** is installed at the playground—thank you Mike!

Motion by Karen and second by Jim for Mike to be paid as soon as he submits his bill to Odessa.

**ARB Report:** Jim Bass

Jim announced his need to resign his position as Chairman—just too much going on for him to do justice to the job. Mariah has graciously said that she would take over Jim's position with his guidance. The Board unanimously agreed to accept Jim's resignation and agreed that Mariah would become the new Chairman.

**Applications**—1026 Clearspring Dr. Fence—approved

1530 OCN Blvd. Fence and Florida room—approved

**Problems:** 1006 Clearspring Dr.—not complying with fence restriction.

Sea Robin Court—shed in backyard doesn't match house.

1715 Lotus Lane—Siding doesn't match neighborhood and there was no ARB approval.

**ATM Update regarding DHEC :** ongoing

It may be necessary for an applicant to provide pictures, licensed contractor, etc.

**Process :**

1. Application to Odessa
2. ARB
3. DHEC application and approval
4. ARB approval for project

**Events: Mike**

Spring Fling was great—jump castles were just right and the company kept good control. No complaints that there wasn't a clown for face painting. Corn Holes were used, as well. Food wasn't all that great. However, the brownies were super!

Garage Sale was outstanding!

Oyster Roast—Mike will get in touch with Hans next week for November 8<sup>th</sup>

**Old Business/Public Comment:**

1. Lawn Care—Lawn Doctor has best price for service.
2. Letter to Lake lot owners is being worked on by Karen.
3. General fines—Mary will include on the “fine letter” the double fine procedure, so that people are aware.
4. ARB fines—tabled to next meeting when all are in attendance.
5. Mike brought up drainage issue behind his property—it is probably a City issue and not an ARB problem. Gate is required by the City?
6. Powerwashing of HOA playground, dock and front entrance. Karen will get info from Mike.
7. Jim brought up the need to simplify the Covenants/ By- Laws and wondered was there any way to have a majority vote at a public meeting, instead of the 80% requirement.

**Adjournment:** moved by Jim and second by Mike at 8:05

**Respectfully submitted by:**

Karen Denihan Secretary/Treasurer