

## **Ocean Neighbors Board Meeting Minutes for June 19, 2014**

**Location:** 1086 Clearspring Dr.

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

**Board Members present:** Ellen Souter, Diane Wessel, Karen Denihan, Mike Roumillat, Mariah Schwartz

**Others present:** Jim Bass, Tracie Evans, Shannon Noonan and Mary Russell from Odessa

**Approval of May Minutes:** Motioned by Diane and 2<sup>nd</sup> by Mike, all in favor.

**Resident wishing to address the Board:**

A resident addressed the board regarding two fines and original warnings that had been received. The resident felt that the fines were unjust and desired further clarification and cited that the issue with trash bins is not clear and is found in two separate sections of the Covenants. Mrs. Souter read the section of the Covenants that states "out of sight". As for being unjust, as explained by Ms. Russell of Odessa, the inspector has no knowledge of ownership and only goes by house numbers. Mrs. Souter explained further, by citing what had happened at the Annual Meeting, where two residents of Clearspring Dr., complained about early yard debris, trash cans and parking. They wanted the Board and Odessa to step up inspections.

Mrs. Souter motioned to dismiss one of the fines for the resident and the Board unanimously agreed. The resident thanked the Board for listening and for all that the Board does for the neighborhood.

**Financial Report:** Karen Denihan

Mary Russell reported that 1045 Clearspring Dr. is probably going to be sold.

The Board wants Odessa to determine the extent of the attorney's involvement. The budget for the attorney is running very high at this point of the year.

Dues are still owed by 9 residents—a final letter was sent in May. Ellen motioned that Odessa issue a lien on the properties at 30-60-90. Diane and Mike 2<sup>nd</sup> the motion.

Motion to approve the Financials by Mike and 2<sup>nd</sup> by Mariah.

**New Business:** Ellen Souter

1. Jim Bass to return to the Board as a Member at Large and continues as a member of the ARB Committee. His role will be to advise during the transition of the ARB Committee. As motioned by Ellen and 2<sup>nd</sup> by Diane.
2. The Board welcomes Tracie Evans as the new member of the ARB Committee. Ray Colon will stay involved until he moves later in the year.
3. The Lake Property Owner Letter still needs a few adjustments. It will need to be coordinated with the information to be placed on the website. Mariah and Karen will work this out.

4. Landscaping Committee to form to address the front entrance with more perennials to lower the cost of flowers over the long term. Jack Tripp will be consulted.
5. Illegal Solicitation of Homeowners ( complaint received) Mary will take of getting a sign for the front entrance to be posted on the right side entryway.
6. ATM Draft for DHEC procedure: it is Jim's feeling that photos are not necessary when onsite visuals are done.
  - a. The ARB Committee has 30 days to review the application
  - b. Work should begin within one year of the approval application, or DHEC's timeline.
  - c. Mariah and Jim will get together for the website information.
7. ARB approvals are good for one year—needed to be included on the form. As noted, problems have occurred with unrecorded, but approved projects by previous boards.
8. By-passing the ARB approval process will result in an immediate \$200.00 fine to double monthly until in compliance. Any attorney fees will be the homeowner's responsibility. This will also be placed on the website.

**ACC/ARB Report:** Mariah Schwartz, Board Members

1. Concerns about two homeowners failing to be in compliance with the ARB. Both will receive letters from Odessa which will indicate a date to comply with. Failure to comply by the given date will result in an immediate \$200.00 fine that will double on a monthly basis until compliance is complete. Any and all attorney fees will be the homeowner's responsibility.
2. A homeowner with an older, unrecorded ARB approval must keep his work site neat and orderly.
3. There is a deck being built and it is unknown if there has been ARB modification form filed.
4. Solar Panels—there is nothing in place at this time. Probably not visible from the street though. The neighborhood needs to further explore going "green". Could very well be a boost for the community. Let's be proactive in getting some speakers in etc.
5. Home Business in a residential zoning—is not allowed by the Covenants.

**Events:** Mike Roumillat

Date change for the Oyster Roast—November 15<sup>th</sup>.

Mike will get together with Sue G. to get a date for the fall Garage Sale.

**Old Business/Public Comment:**

1. Playground Mulch still not in place. Odessa/ Mary expressed concern as the invoice has been paid. Odessa will follow-up.
2. Dock repairs are needed according to Mike—Jim Wessel will check the dock out.
3. Vandalism of no swimming sign.
4. Move the remaining lake lot picnic table to the Gazebo area.
5. The shed is installed and locks are on.

6. Power washing by Charleston Power Washing is completed. Homeowners of 1506 and 1582 were compensated for the use of their water with \$25.00 gift certificates to Lowe's.

**Adjournment at 8:45:** motioned by Jim and 2<sup>nd</sup> by Mike.

Respectfully submitted by Karen Denihan Secretary/Treasurer