

## **Ocean Neighbors Homeowner Association Minutes for Special Board Meeting on August 5, 2014**

**Location:** 1102 Clearspring Dr.

**Meeting brought to order** at 6:35 by Ellen Souter

**Board members present:** Ellen Souter, Mike Roumillat, Mariah Schwartz, Karen Denihan

**Absent:** Diane Wessel , Jim Bass

**Guests:** Karen Colie, President of Marshland Communities and Cheryl Bailey, Manager of the James Island Division of Marshland Communities.

**Purpose of the Meeting:** To acquaint the Board members and residents of the Odessa termination and to receive an outline of services for property management from Marshland Communities. The Board has had a contract with Odessa Management Company for numerous years and has received Notice that they will terminate that contract in two months due to illness. Additionally, the administrator has accepted full time employment starting August 15<sup>th</sup>. The HOA Board expressed its concern with a smooth transition to any new management company with such limited notice.

### **New Business:**

Ms. Karen Colie, at this time presented background regarding her company. It has been in existence for 13 years. There are 17 employees. They manage 70+ communities, including nearby Seaside Plantation. The company is full-service and offers a large variety of services. From weekly inspections, analysis of financials, comparisons, website portal for homeowners, e-mail blasts, board training sessions, audit of amendments and covenants, attorney usage, pre-approved ARB projects, etc.

Ms. Bailey, also spoke to her role in regard to inspections, very involved, as well as her assistant. Her inspections are random, except on collection days.

Both Ms. Colie and Ms. Bailey were very professional and upbeat about our neighborhood.

Marshland has offered to honor Odessa's rate for one year, before going to their standard rate which is less than \$1,000 more than what we have been paying Odessa. (No increase in dues is necessary!)

At this time the Board closed the meeting and asked Ms. Colie and Ms. Bailey to step outside. Upon their leaving, the proposal was discussed and a decision was made to vote on the proposal. All agreed. The vote was taken and 4 out of 5 members agreed unanimously to accept Marshland Communities as our new management company.

The meeting was then re-opened. The Board was pleased to announce the acceptance of the Marshland Communities Proposal. Ellen requested that all Board members go through the contract to see if anything needed to be changed, before a commitment is made to Marshland.

Ms. Colie and Ms. Bailey were pleased and eager to work with and for us.

**Adjournment at 7:45**

Respectfully submitted by Karen Denihan Secretary/Treasurer