

Ocean Neighbors
Board of Directors Meeting
December 15 6:30 pm

MINUTES

Location: 1086 Clearspring Dr. Ellen Souters home

Meeting brought to order at 6:30 PM by Ellen Souter, President

Members Present: Ellen Souter BM, Donna Kelleher BM, Whit Whittington BM, Andrew King gd/pd, Patrick Kelleher ACC, Jen Jones ACC/PR,

Management Present: Melissa Blocker with Poston & Company

Financial Report:

- Financials packets are sent monthly to all board members by management company.
- Review the income statement and compare Actual vs budget.
- November financials were presented but December were sent out by email. The board was unable to review them at the meeting and will look for them by email. A few concerns that Melissa will follow up on: Accounts 6420, and 7005.
- 217 Budget: Budget was approved with minor changes.
- Motion was made and passed to renew CDs.
- Melissa will contact all owners who have any amount on their balance.

Old Business:

1. **Fence repair at front entrance:** The owner is in the process of removing the camper and redoing his fence to make it match with existing fence.
2. **Pond Maintenance agreement:** Nothing more will be done to the pond other than having the aerators running.
3. **Annual Meeting Jan 29 3:00** : Melissa will prepare a packet for the board to review. 3 seats will be open for a two-year term: Ellen, Donna, and Whitt. The Annual meeting will be held at The Tides on Folly Beach.
4. **Sign Oak Tree amendment:** Amendment was previously approved but never recorded. Melissa brought the amendment for Ellen Souter to sign off on for it to be recorded and executed.
5. **Front entrance fence repair:** Owner paid to have fence repaired and would like the HOA to reimburse her. We have asked her to provide a survey showing the HOA where the fence is exactly placed. She also filled the entire gap in the fence and the HOA should would have only repaired 2 slates.

New Business:

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1. **Parking Pass:** the process will be to report the address to Melissa at Poston and have her address the parking issue.

Committee Update

Social/PR: This Sunday morning the committee will pick the 3 winners for the best decorated house. They will put a sign in the yard and be given a gift card. A motion was made and approved for the HOA to pay for the 3 gift cards. Jen will also put together for a newsletter topics for the Board to review.

Lake Ground Committee: Projects: Currently playground area looks fine. May need lighting but it cannot disturb any owners near the area. This will be a future proposal and may consider motion sensor. Playground equipment needs to be repaired if ever an issue by the playground company or it will void the warranty. Gazebo still needs to be on the top of the list. A motion was passed that this will be funded out of reserves. Once the board approves a proposal. Materials were voted on for the gazebo. Materials need to be vinyl and no wood. Melissa will work on getting another quote to compare to the current quote in hand. Sign at dock needs to be refurbished. Also, rotted picnic tables need to be thrown out.

ACC: The ACC is up to date with all request that are in.

Adjournment at 8:30PM

Respectfully submitted by Melissa Blocker