

Ocean Neighbors
Board of Directors Meeting
April 19, 6:30 pm
MINUTES

Location: Folly Beach Fire Station

Meeting brought to order at 6:44 PM by Scott Smith, President

Members Present: Scott Smith BM, Andrew King BM, Justin Price BM, Jen Jones BM

Owners: Patrick Kelleher and Kevin Stokes

Management Present: Melissa Blocker with Poston & Company

Financial Report:

- March 2017 - financial review- Current operating cash balance is \$65,983.67. Total amount in reserves to include CDs is \$46,365. Budget is in line with expenses. Financial packet reviewed and approved.
- Delinquent Update: Outstanding amount is \$17,227. Reminders have been sent and will be mailed and emailed. Once others reach a \$500 balance the account will be turned over to the attorney for collection. For Future ARB request the owner cannot have a balance to the HOA.

Old Business:

1. **Approval of March 16 Meeting Minutes:** Motion made to approve March 16 meeting minutes as written.
2. **Reserve Study:** Miller Dodson has done the initial walkthrough of the community. The report is not complete and has not been sent to the manager. JP is currently waiting on the abstract that he has ordered to see who the streets, sidewalks, and curbs belong to.
3. **Powerwashing:** Quotes are being received for dock and playground areas.
4. **Landscaping at Lake Lot:** Dan and Andrew looked at the sprinkler system in this area. Quotes will be obtained and reviewed for irrigation. The new landscape quote for \$2600 is approved but will need irrigation.

New Business:

1. **Removal and disposal of 3 wooden benches at playground:** There are 3 broken and old benches that need to be removed from the playground. The board is all in favor for this to be completed. Andrew and Scott will take care of the removal.

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2. **Deer Hunters Cameras at the park, dock, and playground:** Concern is kids climbing over the fence. Cameras are tabled for now.

3. **Lighting Repair:** Quotes were present at the meeting for review to add lighting at playground, entrance, and dock. A total of \$5500. The board will table this project until they have seen the Reserve study.

4. **New Book exchange box kit- will need to be primed, painted and installed:** Scott has ordered and received this. It is in his garage and he will have it completed and installed within the next few weeks.

Committee Update

Social/PR: Jen announced the next event is the Spring Fling on May 20th. There will be a jump castle, food truck, band and snow cones. It will be held at the gazebo. Suggestions for upcoming events are a kid race day, movie night, and fishing day.

Lake Ground Committee:

Projects time Line Frame:

1. Irrigation at the dock area. Landscaping enhancements has already been approved.
2. Power wash all areas.
3. Lighting to be reviewed at all 3 areas.

ACC: Patrick stated nothing new has come into the ARB. Roofs, solar panels and deck replacement request as of lately have been reviewed and approved. He would like the committee to work on written guidelines for each project.

Other:

Owner Present has a concern about the \$300 annual fee. He wanted to know if the community had the cash on hand to do improvements projects. The Board has started the reserve study process to find out where the HOA stands with budgeting for improvements and regular maintenance.

Future Meetings: The Board voted to have bi-monthly Board meetings.

BIG THANK YOU to Jen Jones for the gofundme account!

Adjournment at 7:52PM