

Ocean Neighbors  
Board of Directors Meeting  
August 24, 7:00 pm  
**MINUTES**

**Location:** Folly Beach Fire Station

**Meeting brought to order at 7:00 PM by Scott Smith, President**

**Members Present:** Scott Smith BM, Andrew King BM, Jen Jones BM, Paula Grather and Justin Price

Owners: Terry Ballew

**Management Present:** Melissa Blocker with Poston & Company (arrived late due to another meeting)

**Financial Report:**

- June 2017 - financial review- Current operating cash balance is \$44,556. Total amount in reserves to include CDs is \$47,274. Overall we are \$6,495 over budget to date. We budgeted through this time frame to spend \$40,427 and have spent \$46,922. All were in favor of approval.
- Delinquent Update: Outstanding amount is \$12,685. Last month it was \$15,065. No new owner has reached the \$500 balance for the account to 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 June 15 Meeting Minutes:** Motion made to approve June 15 meeting minutes as written.
2. **Reserve Study:** Justin stated City owns the roads and the HOA owns the pond/lake. To meet the reserve study recommendation the dues will need to increase \$7.86/house/month.
3. **Lighting Repair:** Night Light did the upgrades for \$2300. This has been completed.
4. **ATT Truck and parking:** Reported to the O.R.S.

**New Business:**

1. **Annual Assessment increase for 2018:** The Board proposed an increase from \$300 to \$450 for 2018. The \$300 will be due by January 31, 2018 with monthly late fee of \$25. The \$150 increase will directly be placed into reserves and will have until June 1, 2018 to pay.

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2. **Rental Home Policy:** Homes are family units. It should be 1 adult per bedroom unless related. Any rental should be sent management of the HOA a copy of the lease. It must meet a 6-month minimum and include no street parking allowed.
3. **Violation Enforcement:** If owner does not maintain the property to the standards of the community the Board will hire a company to take care of it and charge the owner the cost in addition to fines that double weekly.
4. **Message Board signs:** Scott has installed these at 3 locations.
5. **Patrick Kelleher's Resignation as ARB/ACC chairman (effective 9/15/17).** Justin Price has agreed to take this position on.
6. **Ideas on how to get most up to date CCRs/rules to owners/renters:** Scott created a tip sheet that will be sent out by email to all owners and put on the website.

**Committee Update**

**Social/PR:** Jen announced next social event will be the oyster roast nov 18. Events that are still pending are Kids run and a bike parade. A newsletter will go out in the beginning of November.

**Lake Ground Committee:** The irrigation has been installed, grass is growing and looks great. Front area looks good. All the plants are growing in . The Playground has a ton of mosquitos currently due to all the standing water.

**ACC:** 2 red roofs not approved. Need a process for owners who proceed with projects with no approval or submittal.

**Other:**

--Board missing at pump station at the lake lot.

Next meeting date is Sept 28.

**Adjournment at 7:54PM**