

Ocean Neighbors
Board of Directors Meeting
June 15, 7:00 pm
MINUTES

Location: Folly Beach Fire Station

Meeting brought to order at 7:10 PM by Scott Smith, President

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

Owners: Craig Bussard, Ken Karger, Dan Toppins

Management Present: Melissa Blocker with Poston & Company

Financial Report:

- May 2017 - financial review- Current operating cash balance is \$51,035.24. Total amount in reserves to include CDs is \$46,819.90. Budget is in line with expenses. The line item 5480 is over the budgeted amount due to the reserve study payment. Financial packet reviewed and approved. Motion made to approve the May financial packet. All were in favor of approval.
- Delinquent Update: Outstanding amount is \$15,065. Send by regular and certified mail a statement to outstanding balances. 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 April 20 Meeting Minutes:** Motion made to approve April 20th meeting minutes as written.
2. **Reserve Study:** Miller Dodson has submitted the reserve study report to the board for review. The Board is still in the process of reviewing the report. The report provides the life span for all HOA common areas and gives a rough number on what the HOA should set aside each year to take care of all common areas. Justin Price who serves on the board has worked hard with the City to ensure the streets, curbs, and sidewalks will be maintained by the City so the HOA does not include them in the reserve study.
3. **Lighting Repair:** Currently there are 60 light bulbs installed and only 12 of them are working. A quote is in the process of being worked on to enhance/replace fixtures for the front, dock lot and playground area. The Board approves Scott to move forward with the front fixtures first using the money raised in the Go fund me account that the HOA was going to match.
4. **Dock Irrigation:** The Lake Lot is in progress. Area is being treated every 4 to 6 weeks. Plantings have been added. The irrigation needs to be extended to reach the front of

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the lot. The lowest quote that has been received is from The Other Side Lawn Car for \$2165. The Board approves this quote and irrigation will be installed.

Committee Update

Social/PR: Jen announced the Spring Social has a great turn out (close to 150 people). Next big event is the Oyster Roast in the Fall. Events being considered: Fishing competition, kid race.

Lake Ground Committee: Dan Toppin committee member is working on the fertilization of the Lake Lot. He mentioned he has seen many boats left out in the community. Melissa will send notices for any boats she sees during her inspection. Dan has suggested the Palm behind the entrance be looked at to see if it needs to be trimmed back.

ACC: Patrick is not present. A process does need to be created on what the HOA will do if an owner completed a project with no request or approval of the project. This is something the Board will work on.

Other:

-Mark and Ken (present) has put together an inhouse Angie house for the community. It will be sent over to add to the website.

-Two representatives were present from Harbor Solar to make the board ware of solar panels. They are a local company and would like to get their company name out to the community.

Adjournment at 7:54PM