

Ocean Neighbors  
Annual Meeting  
January 21 2021  
**MINUTES**

**Location:** Go to Meeting (Virtual)

**Meeting brought to order at 7:06 PM by Scott Smith, President**

**Quorum:** Quorum was met (25% of 240). 66 Proxies and 39 present

**Management Present:** Melissa Blocker with Poston & Company

**INTRODUCTION**

Scott Smith, the Board President, called the meeting to order. He welcomed all owners and introduced each Board member. Scott announced that due to COVID, the annual meeting is being done virtually.

**FINANCIAL REVIEW:**

Melissa Blocker started the financial review going over the Balance sheet. The period was through Dec 31 2020. The amount in reserves is \$26,098. The amount in operating totaled \$67,647. The CDs totaled \$35,446. Justin Price, treasurer, stated that the community is financially in good shape.

**2021 Budget Overview:**

Justin Price discussed in more detail why the reserve study was preformed 3 years and that it is coming up to have a company update it. He stated that each year the board reviews the budget one year at a time. Future expenses to come will be replacement of playground equipment, dock issues, palm tree replacement if needed, dredging of the pond (when needed) and gazebo maintenance. All board members approve all re-imbusement prior to checks being sent out. The annual fee for 2021 stayed at \$450. \$150 of this will go directly into the reserve account. A few line items increased for 2021: Landscaping contract and management.

**COMMITTEE UPDATE**

Due to COVID the board did not host any social activities in 2020. A small number was budgeted for 2021 and the Board will continue monitor the current situation and host an event when it will be safe for all to join.

Scott Smith along with Andrew King are a part of the grounds/ponds committee. Scott has replaced several lights out at the front entrance, ordered a new aeration part to be installed for aeration system, had the utility panel replaced, filled in the gap down at the lake lot with a small fence that was a huge safety concern.

Justin Price introduced himself as a member on the ARC committee, along with Andrew King and Scott Smith. The ARC has created a set of guidelines so owners would have an idea on what would be allowed. These are posted on the Ocean Neighbors website. The ARC reviews all request in a timely manner. All have been approved for 2020 except for 1 that was denied requesting lattice in the front yard.

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Anyone that wants to serve on a committee or create a new one that you think is needed, please contact Melissa Blocker.

**NEW BUSINESS:**

- **Playground**

Scott Smith started new business with the Playground repairs. The Board has received a quote to have the areas of concerned fixed. One quote is for \$5000. The Board is requesting a couple more Bids to review before they make the decision. A scope of work needs to be created to bid out. The money would come from the reserves and the community would be notified of start to finish dates. It was suggested that the Board look into installing cameras and add more lighting in the area.

- **Short Term Rentals**

Scott Smith reach the short term rental policy that was approved by the Board in 2018. There are owners within the community who would like to rent out rooms short term. Many owners present expressed their opinions on why this should be allowed and others why it should not be allowed. The Board will hold a future meeting to discuss this topic, to allow time to anyone who would like to present to gather their information.

**ELECTIONS:**

Due to the election being held virtually this year, mail in ballots were asked to be returned prior to the meeting. There are 3 seats that will expire. There are 3 interested candidates that were placed on the ballot and three vacant seats. Lisa O'Meara, Kevin Stokes, and Andrew King. Each of them spoke a little about themselves. Scott Smith announced that he has 66 proxies that he obtained from other owners. Scott would like to nominate Eric Dardozzi as an candidate. Eric accepted. Rick Magee then nominated Scott Smith to be a candidate. Scott accepted. Craig Bussard nominated himself. The Ballots will be revised and sent out to all owners to votes. The candidates will be Lisa O' Meara, Andrew King, Scott Smith, Eric Dardozzi, Craig Bussard.

There being no further action the meeting was adjourned.

Adjourned: 8:56 pm