

Oceanview Estates Owners Association

**Board Meeting Minutes
February 18, 2020**

Present: Brenda Singer (President), Larry Davis (Treasurer), Steve Herbert (Vice President), Susan McGrath-Smith (Secretary), Jack Maris (Website)

Call to Order

Brenda Singer called the meeting to order at 12:00 pm

B. Singer made a motion to accept the Minutes of the 2020 Annual Meeting; seconded by L. Davis and unanimously carried.

Treasurer's Report

L. Davis presented the January 2020 Financial Report.

- 7 homeowners have not paid 2020 dues; a \$5.00 late fee will be assessed after March 2, 2020; two weeks later, any unpaid dues will be sent to collections and interest will accrue at 15%.
- Lighting maintenance – budget was \$250, but \$500 has already been spent.

Website Report

J. Maris reported that the OceanView HOA website, ocean-view-hoa.org, is working and the Board agreed that it should go live.

- Board needs to review the ARC page.
- S. Herbert to send OceanView logo to J. Maris.
- Emails on website are now working, so emails to homeowners can be sent this way.
- The Registration Page can be used by homeowners to provide new/updated contact information.
- Brenda/Susan to send message to homeowners, alerting them that the website will go live on March 1.

Other Business

Bylaws, Covenants, Documents

B. Singer to send letters to homeowners who have not abided by HOA bylaws/covenants, and will follow-up with Code Enforcement (note: Code Enforcement process can take several months). All homeowners to be reminded about trash cans and other common violations, as well as enforcing covenants and bylaws and grandfathering. B. Singer and S. McGrath-Smith to walk around the neighborhood to note violations.

March 18, 2020 Board to meet to review/consolidate all documents and archive according to law.

Bylaw revisions: B. Singer awaiting is awaiting a call from attorney Catherine Lockhart. Board to review and note desired changes to Bylaws.

L. Davis queried whether covenants can be changed so that a capital contribution fee goes to the HOA when a new homeowner buys a house in OceanView.

Yard Sale

Yard-sale flyer to be posted on website and distributed to homeowners.

Pond

The fee for pond maintenance has increased by \$5.00/month; the budget reflects the increase. B. Singer to speak with Bob Sturgess regarding proposed installation of a fountain to aerate the pond to get detail about cost, benefits and logistics, including a written statement from Lake Doctor.

Front Entrance Lights RE: Turtle Season

Code does not address the lights on OceanView sign, which is across S. Fletcher, off of the beach. A solution is being sought to find lighting that works with fixtures at the entrance (or alternatively new fixtures may have to be installed), while meeting lighting color and direction guidelines; B. Singer will continue looking into lighting.

Palm Tree Trimming

L. Davis reported that funds are being reallocated in the budget to adjust for overspending on some items; community palm tree trimming has to be covered. S. McGrath-Smith motioned to accept reallocation; B. Singer seconded.

Meeting adjourned at 1:35 pm.

Submitted by Susan McGrath-Smith, Secretary