Oceanview Estates Owners Association, Inc.
ocean-view-hoa.org

Board of Directors Meeting Minutes – 2025.02.17

Meeting Location: ERA Realty on Fletcher

I. Call to Order by President 5:01pm

II. Quorum Established

Directors Present: Brenda Singer (President), Larry Davis (Treasurer), Ian Parrish (Secretary)
Directors Absent: Darren Horst
Members Present: Sharon Rabant, Bill Sebastian, Sarah Harrell, Courtney Parrish

III. Discussion of Business

Commentary by Association Members

Association Members Sharon Rabant, Sarah Harrell, and Bill Sebastian each requested to be heard regarding Covenants vote. Brenda Singer requested comments be held until meeting end. Sarah Harrell requested that input from members be heard to aid productive discussion by the Board prior to Board decisions. Brenda Singer stated that the Board will decide in the future how it will hear Association member comments. Sarah Harrell and Bill Sebastian requested that the Board address the decision presently to facilitate the instant meeting. Ian Parrish stated that typically members are invited to comment after Board discussion of each issue and prior to any motion.

Review of 2025.02.03 Meeting Minutes

MOTION to accept meeting minutes by Larry Davis, 2nd by Ian Parrish.
Motion passed, unanimously.

Review of 2025.01.21 Meeting Minutes

Larry Davis:
- PP4 should read that Larry Davis nominated Darren Horst, Darren Horst nominated Brenda Singer, and Ian Parrish nominated Bill Sebastian;
- PP5 should note that $500 was for 2024, contractor is for ‘24/’25, landscape is for ‘24/’25, and water/sewage is for ’25;
- HOA Landscaping and Pond Plan is to be posted on HOA Web site; and
- PP7 2nd sentence should begin with “Owners”.

ACTION ITEM: Ian Parrish to send these comments to Paula Harding

Financial Report by Larry Davis

Accounts reconciled as of 1/21/2025.
Treasurer is pursuing one owner for a late fee.
ACTION ITEM: Brenda Singer to contact owner.

ARC Report
Brenda Singer: nothing to report.

Website Discussion
Brenda Singer: Jack Maris will add a new tab for Website functionality.
Larry Davis: request for Board members to review Website and make suggestions.

Landscaping and Pond Committee Report
Ian Parrish: Phase 1 of front gardens to be installed on 2025.02.25. Pond is healthy, and levels are normal.
ACTION ITEM: Board to discuss the expenditure for Phase 2.
ACTION ITEM: Board to post Landscaping and Pond Plan on HOA Website

Covenants Vote Update
Larry Davis stated about 15 members have not completed a ballot. All attending members objected to the voting deadline not being honored by the Board. Bill Sebastian alleged an ethical violation. Sarah Harrell alleged an agenda to work the room to get a desired outcome. Larry Davis disagreed with the objections, but confirmed that he had contacted owners privately via email to verify they had received the vote sheet. He explained that some Owners had not received it, that he emailed the sheet and instructions, and that he had given a printed copy to an Owner with email issues.
Attending members expressed concerns regarding the $10,000+ cost of the Covenants redraft. Ian Parrish noted that in the Board's prior meeting, the Board agreed not to contact owners privately and/or individually about the vote, and to send a single message to vote to all owners at once.

ACTION ITEM: Brenda Singer confirmed Ian Parrish's understanding and stated that she would send a letter to all Association Members to encourage them to vote no later than DEADLINE 1/5/2025.

All attending Members objected to the 16-day delay in sending the letter to close the vote.

Annual Report
Larry Davis reported that Josh Martin had not yet filed the Annual Report.

ACTION ITEM: Larry Davis will email Josh Martin organizational meeting minutes and a letter from Ansbacher Law to turn over files. DEADLINE 1/21/2025.

Board Membership Vote
Brenda Singer disclosed that the vote for Board membership was improperly counted inasmuch as not counting one (1) vote for Bill Sebastian. No one present had an issue with the miscount, including Bill Sebastian.

Proposal to Change Bylaws
Larry Davis proposed forming a committee to draft changes to the Association's Bylaws. Discussion included the recent cost overrun for the Covenants redraft, time, and specific

reasons for doing so, including increasing late fees. Ian Parrish noted that the Board never reviewed and voted on the retainer agreement to hire attorney Josh Martin, which violates Board Bylaws. All attending Members unanimously objected to the proposal to draft changes to the Bylaws. The Board agreed to table the proposal.

III. New Business

Website
ACTION ITEM: Brenda Singer stated that she would ask the community what it wants to see on the HOA Website. DEADLINE: Not established.

Tract B
Larry Davis expressed concern for grading and debris on Tract B.
ACTION ITEM: Ian Parrish to inspect for potential for erosion and to set up appointment with Code Enforcement. DEADLINE: 2/5/2025.

III. Discussion from the Floor

Board Member Nominations
Sarah Harrell inquired about the process nominating Board members. Larry Davis stated that the Board should have appointed a Nominating Committee, but did not do so last year. Bill Sebastian stated that the letter sent by Darren Horst announcing himself and Brenda Singer as candidates had the effect of favoring them against candidates nominated after the letter was sent, and was therefore inappropriate.
ACTION ITEM: Larry Davis will ensure that a nominating committee is appointed this year and nominations will be collected and announced in advance of the Annual Meeting. DEADLINE: Not established.

Covenants Expense
Sharon Rabant reiterated her concern for the cost of the Covenants and objected to the community not being informed of the process in advance.

Meeting Transparency
Bill Sebastian expressed that Board meetings are not clearly disclosed and suggested that Board meeting dates and times be emailed to owners. Mr. Sebastian also volunteered to help with the Website and to help review the Bylaws.

Bylaws Expense
Sharon Rabant objected to any expense to redraft Bylaws, citing overspending by the Board on the Covenants. Bill Sebastian seconded Sharon's comments.

Covenants Voting Deadline
Bill Sebastian requested that the Board honor the Covenants voting deadline as he understood it and not to extend it further.
ACTION ITEM: Brenda Singer stated that she would consider sending the letter regarding the voting deadline sooner. DEADLINE: Not established.

IV. Adjournment

MOTION: To adjourn. Second by all present. Motion passed unanimously.
Meeting adjourned at 6:56pm.