



Summer 2015 Newsletter and Bulletin

August 13, 2015

Greetings to all Oystercatcher Homeowners.

We hope this newsletter finds you well. Our aim is to catch you up on all the actions and activities taking place on Oystercatcher Island.

**Chris Petrik leaves for new opportunity:
New OCI Community Manager:**

As many of you may be aware, there's has been some changes with regard to our community's property manager and community specialist. Both Chris Petrik and Amberlee officially left first of this past June for other opportunities. We certainly wish them well and thank them for their service.

With their departure Waccamaw Management quickly filled their positions with two very affable and professional individuals. Our new community manager now is Kevin Cox. Kevin is a native of the area and currently lives with his wife, Lori, and two boys, Christian and Ryan. Kevin has a very diverse work experience ranging from real estate sales and property management to owning his on sales & marketing business. Kevin has hit the ground running and has quickly become schooled on current situations and has begun addressing our immediate needs.

Linda Arnold is now our new community's property specialist. Many of you may have already had the opportunity to speak with her and experienced how helpful and pleasant she is to work with. Like Kevin, Linda's work experience is diverse too and it very grounded in business management and customer support. She too has hit the ground running and is quickly ramping up efforts to continue helping our board and property owners as Amberlee did previously.

Our Board of Directors have recently met with both Kevin and Linda at our recent Oystercatcher Association Board of Directors meeting and feel comfortable knowing they're settling into their new positions well and are diligently working toward addressing communities needs and meeting expectations.

New Waccamaw Management

Community Manager – Kevin Cox – Kevinc@waccamawmanagement.com

Community Specialist – Linda Arnold – lindaa@waccamawmanagement.com

Annual Meeting:

The Oystercatcher Homeowners Annual Meeting took place on May 9, 2015 at the LBTS Beach House. We had a special guest, Tropical Storm Ana drop in. The meeting contained lively discussion which will be presented below under separate headings. The results of the proxy elected Chris Bianco and reelected Rick Broberg to the OCI Board of Directors and the passage of the resolution to apply any excess 2014 income to the 2015 assessments. Only a minimal quorum of votes was received. We thank those who voted and solicit all to vote in the future.

We would like to offer a thank you to David Milne for his past efforts on the OCI Board of Directors.

Following the Annual Meeting the first Board of Directors meeting had a re-organizational vote which resulted in the following roles:



2015 OCI Board of Directors

President – Rick Broberg - rbroberg@aol.com

Vice President – Nancy Seitz - f.nseitz@yahoo.com

Secretary/Treasurer – Chris Bianco – csbianco.ocioha@gmail.com

Communications:

A number of communications options are available. Our aim is to be efficient, timely, and effective. Paper is obviously the least efficient and most costly but is most common. Email has been introduced as a matter of practicality. However, there are some homeowners that are not regular computer users. The Oystercatcher section of the LitchfieldbytheSea.com website has been growing in its use but is open to the public and a one-way communication method. Scott Seidel and Chris Bianco have evolved a blog platform, OystercatcherIsland.blogspot.com, that is currently active but has only been recently introduced. The blog is private, efficient, cost effective, and offers the ability for homeowners to post comments and questions to each section. We invite feedback as to what communication you prefer. Please contact Chris Bianco at the csbianco.ocioha@gmail.com or phone [908-643-5365](tel:908-643-5365). Ideally we would want to document your preferred method so that you are not receiving redundant information.

Roof Project:

As last reported by Kevin, recent property walks and surveys suggest the roofing project, including retro fitting, is closer to being complete than originally reported by Chris Petrik. The last unit needing phase II and III (stairway & mid-deck upgrade) work is unit 39, and expectations that work will begin toward the latter part of August or end of rental season.

The only other known issue needing attention is with duradeck mismatched coloring on top Kevin will be contacting Duradek in efforts to address the issue and hopefully discover an acceptable resolution.

It is strongly encouraged that all homeowners' report any roof related issues and/or concerns, if not already been previously communicated to any board member or Kevin. It's important we are aware of any issues as soon as possible so they can be addressed promptly and especially before giving consideration for signing off on the roofing project.

House Painting:

A document has been posted to the Oyster Catcher section of the LitchfieldbytheSea.com website and the OCI Blog showing all the houses on OCI and when each was last painted. It also shows, in priority order, the ten homes being considered. A call for a committee to review the painting priority was requested at the annual meeting but at present no volunteers have come forward. If interested in participating on the committee please contact Kevin Cox or any member of the Board of Directors.

Recent vandalism.

A Recent act of vandalism was discovered in Oyster Catcher on May 20, 2015. A few signs were broken and/or knocked over plus a homeowner's car left at the pool was suspected sprayed by an individual using a fire extinguisher. Luckily after a good power washed it seems no damage was incurred. The owner reported the incident to his insurance company and will have his car re-washed at a local car wash. The incident was reported to the local police/sheriff and is understood they are currently investigating.



Although being a disturbing incident, we believe it's certainly rare and that our community as a whole is safe. It's strongly advised however that we all be alert and wary of safety and/or hazard issues and that we report to call Litchfield Security immediately if observing anything suspicious or potentially unsafe.

Landscaping:

A landscape committee was formed at the annual meeting and held its first meeting on June 1. The committee is comprised of Nancy Seitz, Dawne Kimbrell, Rachel Hopkins, and Tom Hale. The outcome of the 1st meeting is as follows:

1. The committee would like to prioritize the clearing of the shoreline with the special assessment funds.
2. Other trees would be trimmed/cut only if presently causing house damage.
3. Tom Hale will do a prospectus for landscaping at the front entrance.
4. Tom/Dawne will formulate a questionnaire for homeowners to suggest clearing as related to their homes.
5. Concern was raised regarding vendors & contractual agreements. It was suggested the management company and BOD's review current oversight policy & procedures and be more diligent when considering vendors and contractual agreements.

A follow-up meeting recently took place (August 3) to review initial plans and evaluate current status of landscaping being done now that the Kevin, new community manager, is addressing expressed issues. It's expected any new landscape related plans will be scheduled to begin possibly after Labor Day and into the Fall.

Landscaper:

At present the BOD's is giving serious consideration for replacing the current landscapers. Kevin has been instructed by the board to request bids for consideration based on recommended guidelines. Any change will take place only after the Landscape Committee and the BOD thoroughly consider all presented information and available options.

Entrance Sign and Garden:

The sign looks better than it did a few months ago thanks to Nancy Seitz, Dave Milne and Kevin Cox. At the homeowners' meeting, concern was presented regarding the grout missing from the cement blocks in front of fountain. Rick confirmed the concern but expressed the issue was hard to recognize from a distance, but did need to be addressed. Kevin has since been informed and will take necessary steps to make needed repairs, if not already completed. In addition, a new energy efficient lighting has been installed at the fountain to help aesthetics and energy costs.

The Entrance Garden is obviously still a concern and is currently being addressed by the landscape committee. Currently new pine straw has been placed in efforts to help address the void of flowers and plants. Consideration was given for replanting flowers but with the current irrigation and soil issues it was decided to wait a bit longer in hopes the new landscaping plans will address the issues more efficiently and economically. I'm sure any suggested change or action plan will be a positive step in getting our entrance on par with the other communities entrances found in Litchfield.

Recent issues with road lights have been noticed and are currently being addressed by both the utility company and Waccamaw Management's electrician. Any replacements or repairs will be done so in a manner to help reduce energy cost wherever possible. The estimated cost for repairing or replacing lighting is expected to be approximately \$500 or less. The BOD's approved the work to be done and authorized the associated cost.



Parking on Grass:

In mid-May many occurrences of cars parking on grass were observed. Obviously such a practice is a detriment to the grass and landscaping which we're trying to improve. To help address this issue we asked your help in reminding guests and/or renters to avoid this unacceptable practice. Also, if personally observing this while on the property please kindly remind the individual(s) of the proper actions and if needed, place a call to Litchfield Security to help address the problem. As an additional measure, please inform Linda Arnold (lindaa@waccamawmanagement.com) of the infraction and for additional assistance, if needed.

Road Resurfacing:

The roads of any community are vital and require regular maintenance and upkeep. While walking or driving down the roads of OCI it's obvious there're areas of concern. If not addressed properly its expected degradation will continue. As so, it was generally accepted at the homeowners meeting that road re-surfacing be given consideration. As a result, the BOD's have instructed Kevin to solicit bids with expectation of possibly planning for such a project in the upcoming fall.

Review of Bylaws and Declaration:

The documents which govern our neighborhood are 20 years old. Times have changed as well as some of the residents. The BOD will undertake a review of these documents based on leadership concerns as well as feedback from the annual meeting. At present, an agreement hasn't been met amongst the BOD concerning these items. Additional feedback from homeowners is most welcome. Please send any thoughts or suggestions you may have to Kevin Cox or any member of the BOD.

Some of the items to be reviewed are listed below.

- Consider adding two additional members to the OCI Board of Directors.
- Remove home maintenance from Declaration and HOA.
- Allow for variations in home exterior paint color.
- Activate a formal OCI Architectural Review Board.
- Formally define the voting process and schedule.
- Define Delinquent Assessments as it pertains to voting and quorum.
- Change term of office for members of Board of Directors.

If needing any clarity of existing policy, by-laws, documentations please contact Kevin, Linda or any member of the BOD's and we'll do our best in providing it in a timely manner.

Redistribution of Special Assessment Coupons:

Replacement coupons were printed and redistributed for the Special Assessment for paying off our construction loan, upgrading our landscaping and giving a boost to home re-painting. The loan payment is mandated and the other two are needed activities. However, we made a mistake with the original coupons. In an attempt for fairness, we made all payments the same for all homeowners. Unfortunately, the guidance received at that time was incorrect. After further discussion and advisement by Waccamaw Management Supervision it was made clear that previous decisions were directly in conflict with governing documentation and to correct the decision we would be required to adjust payments according to the govern documents which base assessments according to unit square footage ratio as related to the overall association gross square footage. As such, new payment amounts are now attached providing the adjusted payment for the smaller 1200/1300 sq ft homes and larger 1600 sq ft homes. The new adjusted amounts account for previously scheduled payments.

Please understand that the BOD's consistently strive to base all actions and decisions made in accordance with all governing documents and with the best interest of our community top of mind.



Unfortunately, in this instance it wasn't necessarily the case. For that we certainly apologize for any inconvenience it may have caused.

Watershed Project for Osprey Lake:

At the LBTS annual meeting, a presentation was made describing the watershed project plan. We will keep you informed as to any updates on this action. It our current understanding the project will involve adding additional incoming and exit water pipes for the lake. We have been advised that we will not be impacted but the BOD will continue to monitor these actions.

Insurance

As you're all probably aware of by now, OCI recently switched insurance carriers for its HOA. As a result, a reduced premium was observed while maintaining similar, if not better asset protection. A presentation was made at the annual meeting. If needing detailed policy information please contact Waccamaw Management directly with any questions or needs.

Review of Rules:

With anticipation of summer's end we certainly hope you've enjoyed the warmer weather and all the fun and festivities it presented. However, until the season has ended we politely want to remind everyone of the rules for all guests and renters which need to be observed while visiting.

- The roads are under the jurisdiction of the Georgetown County Sheriff. Therefore, kids under 16 driving golf carts are prohibited.
- Glass and Pets are not permitted in the pool area.
- LBTS, its beach, and OCI are a fireworks free zone.
- Please refer to the LBTS and OCI rules posted on the website and OCI Blog.