

PELICAN REEF HOMEOWNERS ASSOCIATION, INC.
2017 Annual Meeting
December 7, 2017
Pelican Reef Clubhouse

Board Members Present: Mary Murphy, Tom Lyons, Steve Howard and Lynn Bronson. HOA Manager: Chris Blake

Meeting Opened: 7:05 PM

Quorum: Mary Murphy, President opened this second annual meeting attempt and notified attendees that the quorum had been met. She thanked those in attendance and those providing assistance in securing proxies.

146 members = needed quorum

156 members present: 25 in person, 131 proxies

Proof of Notice was provided.

2016 Annual Meeting Minutes approved unanimously

Standing Committee Reports:

General Repairs Committee: Cindy Rose

Front Gate:

Replaced all light bulbs with low cost LED Bulbs

Trimmed back overhanging branches and overgrown azaleas

Washed all ingress/egress road signage

Installed access door at pump house for safer handling by LLC

Repaired electrical issues/concerns regarding lights and gate

Power washed pillars and front wall

Had street lamp repaired

Replaced motherboard, all batteries to support back-up in case of power outage

Repaired bent pollard, support pole, on egress side

Realigned cables, leveled gate doors and tightened all tethering devices

Road maintenance along Royal Tern:

Continued from front gate to clubhouse tip of Royal Tern raising tree branches and cutting back overhanging vines

Repaired one pot hole east side Turnstone Court and two in Heron Pond area

Cut back trees and large overhanging branches off of clubhouse, pool house and parking areas. High Bluff clearing back both the east and west sides. Royal Tern and into Heron Pond area before running out of allowances. Original streets designated but not touched were: Canvasback/Goldeneye, Caspian turn and Gristmill.

Repaired street light at speed hump number three on Royal Tern.

Have just noted that the street light by second hump needs to be called in for repair.

Clubhouse:

Replaced air handler and 5 ton AC unit

Have noted and made Board aware of damage due to settling Repaired porch spindles and damaged light fixtures

Repaired broken window crank and super greased all other crank and lock systems.

Clubhouse power washed, deck and docks repaired, cleaned and stained

Have noted and made Board aware of damage due to settling in kitchen area, damaged shutter window, need of insulation under strapping and front door weather strip

Checked roof shingles and had algae removed to sustain length of wear-ability

Fitness Center:

Replaced exterior side and back doors which are now time set.

Installed additional security features

Repaired two security lights on back side of Fitness Center and one on a Tennis Club side

Center power washed, decks stained and algae removed from roof shingles

Replaced 26 light fixtures in pool area, changed all bulbs to LED, sealed all fixtures and treated incredible ant infestation 3 times.

Heron Pond:

As mentioned earlier in this report, this is where the roadside cutback services ended. With Trek boards.

Replaced two top boards on dock area, which was a minimal repair.

All top side boards are in need of being replaced and have submitted a request to the Board to utilize the talents of a few seasoned, Resident carpenters to remove and replace all existing top (or handrail boards), Contacted eight different dock and marine companies before finding a truly professional dock and pier installer to check the overall stability and safety of the Heron Pond Dock.

Landscape Committee:

The committee is looking for volunteer members to assist with on-going beautification.

US Lawns is the new landscape contractor

If members have any issues contact the landscape committee members

Committee is responsible for the front planter, pond and other areas.

There are two volunteer days during the year to help with projects and to keep costs down.

Fitness Center Committee:

A treadmill has been donated for the Center

US Fitness is the contractor who regularly inspects the equipment

Need volunteers to help with maintenance.

Pool Committee:

Resurfaced the pool this year

New lighting in and beside the pool.

New pump installed

Furniture: has been inspected and expect to rebind in 2018.

Volunteers of Inspectors of Election

Bonnie Gold

Steve Handy

Election:

Seats Available: 2

Nominations from the floor:

Dan Tate (motion to nominate: Steve Howard, second: Tom Lyon)

Jeff Campbell

Bob Ketter

Nominee introductions:

Mary Murphy read a letter from Dan Tate who was not present

Jeff Campbell introduced self

Bob Ketter introduced self

Ballot:

Elected: Jeff Campbell and Bob Ketter

2018 Budget Presentation: Tom Lyon

2018 Dues: \$821.00 representing a 2.192% increase

Reserves: \$80,024

Grounds Maintenance: \$40,000 (monies not spent in 2017 due to change in landscape contractor will go to reserves for swales to be addressed in 2018)

A question arose about payment of funds for Landscaper in 2017. Mainscape (\$32,000 per year) was paid for work they actually did. An interim landscaper was hired and then US Lawns (\$35,000 for 2018) was hired after a thorough process.

Unfinished Business: none

New Association Business:

Pool Furniture repair

Finish trimming of Right of Way

Heron Pond Dock repair

Road resurfacing: does not look like funds are available - may be done in 2019

January BOD Meeting discussions:

Additional street light poles

Investigate security system for front gate

Member Comments:

Jeff Campbell voiced concern about speeding.

Question about break-in at Fitness Center: people who broke in were caught on camera but were unidentifiable. Shrubbery at the Center was cut back. Repairs made.

Jo Adcock: concern about people coming into Pelican Reef. Asked for names of people who entered one night and was refused information – was told would be available to police. Wants to see upgrade on camera protection for front gate. Additional members discussed issue – Board will take up the topic at the January BOD meeting.

Request for additional street light poles – Board will take up the topic at the January BOD meeting.

Speed bumps: comment that the arrows can't be seen in the sunlight. They will be painted a neon reflective color.

Want more communication of actions of the BOD by Blast Emails. Note: several emails are no longer active – reminder to provide the most current email to CSS.

Proxy Question: who votes proxies that are not designated to a member: the BOD votes the proxies.

Meeting Adjourned: 8:08 PM

Respectfully submitted by
Eileen Sahlin
For the Board of Directors