Pelican Isle Owners Association

Board of Directors Meeting

August 10, 2013

President Larry Ganaway led the audience in the Pledge of Allegiance then opened the meeting at 10:04 a.m. He called Roll Call with Rick Gullett, Director, Jim Hadd, Director, Dora Jacobs, Director, Larry Ganaway, President, Linda Abel, Vice President, and Deborah Lile, Secretary/Treasurer present.

Debbie presented the Notice of the Meeting then read the minutes of the July 13th meeting. Dora moved and Jim seconded to accept the minutes as read, and it passed.

Debbie gave the Treasurer’s Report as $12838.52 in the checking account and $377.40 in the savings account. Jim moved and Dora seconded to accept the Treasurer’s report, and it passed.

Report of Directors

Rick Gullett- He shared that John Nix passed away and moved to give a $200.00 donation to his family, Jim seconded, and it passed.

Jim Hadd- No report. He stated he is working on projects but does not have any bids yet. He submitted a drawing for the proposed playground.

Dora Jacobs- She, Rick and Linda met with Stephen from Tarrant Regional Water District. We can dredge around the pier and put in a beach, put in a floating pier at the end of the dock, and put in a marina with boat slips as long as we get a permit and do it per their standards which he gave to them. TRWD has nothing to do with our Covenants concerning who can live here full time. Zoning commission also has nothing to do with this issue. She contacted Allied Waste to come on Friday before Labor Day weekend instead of Wednesday and again on Tuesday if needed before the scheduled Wednesday. This avoids the cost of an extra dump. She instructed the audience to tie their bags and put them in the back dumpster which usually has room. She requested that if the dumpsters are full owners should take their trash home with them. She shared that postcards with our new website address were mailed to the owners.

Reports of Committees

Architectural Control- No members present.

By-Laws and Declarations- Rick stated Dora already spoke about their meeting with TRWD. They were told the lake will be kept 4’ low because of a pipe being installed to pump water to Tarrant County. He stated we will not be putting in a marina, only boat slips on the left side of the boat ramp. We will have to pay a fee for these. He stated that there may be a charge to owners to use the boat slips. The committee will meet again to discuss amendments. He stated he feels we need a real estate lawyer to assist with the wording of the proposed amendments.

Finance and Audit- Debbie stated that she emailed the budget and expenses to Elsie Gullett to put on the website. Rick stated they met with a man to do an audit, and he won’t do it because it’s too expensive. He would have to find someone to check his audit. He would look over our books to make sure things are being done correctly at $50.00 per hour with a maximum charge of $500.00. He is a CPA and certified in QuickBooks.

Improvements- Larry reported that he called Lowe’s to check on the washer and dryer he purchased, but felt the lady he spoke with didn’t give him correct information. He stated he will call Lowe’s tomorrow to see if they are in Spring, Tx. He reported that a belt came loose on the new dryer which was repaired, and it appears to be working now. The machines will cost $2.00 each to use. Jim reported that a diagram has been drawn for the playground. There will be swings, sand box, large playground equipment, a game of washers, basketball goal, and two horseshoe pits. Rick requested donations for and assistance with the playground. Rick reported that Mike Hill, our lawn mower, has a bulldozer to clean out the beach area. An owner shared her concern about a sewer pipe that discharges in that area. Rick stated they will look into this.

Repairs and Maintenance-

Building repair. Larry stated he talked with one man who doesn’t have time to do the work. Rick stated Debbie will put an ad in the paper, and asked if anyone could find out how to put it on Craig’s list. He stated they had feedback from the ad placed for the drainage.

Pool maintenance- The pool light was replaced. Larry stated we need to place a “Danger” sign on the gate when work is being done. Betty Cheek stated the letters on the warning sign about no lifeguard on duty needs to be 4” tall. Rick instructed Debbie to research the cost of two signs.

An owner shared her concern that a small child was able to get through the pool fence. Discussion followed. Linda shared her concern about the drain in the pool. Rick stated he will check it.

Tree trimming- trees have been trimmed

Dock repairs- pylons on the pier have been repaired

Service plan for A/C- Rick stated the Jumpers were going to talk with his brother about servicing the A/C. He and Fred Hunke cleaned out the AC unit.

Toilets- Larry stated he bought a 17” tall toilet for the ladies restroom, and requested that all the toilets be replaced with 17” models and install handicap handrails in one stall per restroom.

Ad for drainage installation- Larry stated he met with a man in regard to installing drainage around the clubhouse. He was quoted about $6000.00 for 100’ French drain and 300’ solid pipe going to the ditch with collection boxes. Buddy Satterfield suggested contacting Ray Commiato, and Rick requested that he do so.

Communications- Elsie Gullett and Lynn Couture. Elsie stated there are three documents attached to today’s agenda: a checklist for clubhouse reservations, description of the committees, and construction instructions. They will be putting a suggestion box on the website to get ideas of what owners want to see.

Unfinished Business. None

New Business- Nix Fundraiser- Rick suggested having a Bingo night with a 50/50 split of proceeds between John Nix’s family and the winners on August 31. A hot dog plate dinner will be sold for $10 with a 50/50 split between the Nix’s and the POA. Rick moved to purchase Bingo cards, stampers, and food. Discussion followed. Cards will cost $5.00 or three for $10.00. RSVPs will be requested.

Clubhouse reservation- A checklist has been made and attached to the agenda. Jim stated a signed form will be made. Larry stated they are talking about charging rent to use the clubhouse. Jim stated this will be for private functions. After discussion, all agreed to leave the bathrooms alone when inspecting condition before and after renting. Larry moved to charge $100.00 per day plus $100 deposit to reserve the clubhouse, Jim seconded, and it passed.

Property Owner Items- Tom, Cecilia, and Chad LaFrenz introduced themselves. Tom shared his concern for fast traffic on the road. Dora stated a higher fence is allowed since it wouldn’t block the view of the lake. Larry stated he will call the county commissioner to see if speed bumps and speed signs can be installed.

A bounce house was requested by an owner’s granddaughter.

An owner suggested installing flashing along the building to prevent water coming in the clubhouse.

An owner asked what the Board’s number one problem is. Larry stated it would be fixing the water issue in the clubhouse. Rick stated the playground will not cost the POA too much because a lot is being donated.

At 11:25 a.m. Rick moved and Jim seconded to adjourn the meeting, and it passed.

Deborah Lile

Secretary