Pelican Isle Property Owners Association

Board of Directors Meeting

July 13, 2013 10:15 a.m.

President Larry Ganaway called the meeting to order and called Roll Call with Rick Gullett, Director, Dora Jacobs, Director, Jim Hadd, Director, Larry Ganaway, President, Linda Abel, Vice President, and Deborah Lile, Secretary/Treasurer present. Larry led the audience in the Pledge of Allegiance.

Proof of the Notice of Meeting was presented by Debbie. She then read the minutes of the preceding meeting. Dora moved and Jim seconded to accept the minutes as read, and it passed. Debbie gave the Treasurer’s report of $11646.26 in the checking account and $377.38 in the savings account.

**Report of Directors**

Rick Gullett thanked the Jumpers for fixing and painting the flagpole and adding the pelican. He thanked the Abels for maintaining the flower beds at the entrance.

Jim Hadd. No report.

Dora Jacobs. No report.

**Reports of Committees**

Architectural Control. No members present. Larry stated no meeting has been scheduled. Leon Bradshaw wants to meet with the directors and ACC members.

By-Laws and Declarations. Rick stated he had a meeting a couple weeks ago. Possible changes include allowing the use of credit cards and allowing full-time residency on all lots. Discussion of full-time residency followed. Rick stated they will drop that change. Debbie stated that the By-Laws state the Annual Meeting is supposed to meet on the fourth Tuesday of May.

Finance and Audit. Debbie stated they met this morning to review the budget. They brainstormed ideas to increase income such as fundraisers. She requested more volunteers for the committee. Rick stated he’s waiting on bids to repair the sides of the building which will be done in phases. We need a trench to divert water from the clubhouse. Larry recommended purchasing the Texas book on POA laws. Rick stated this will be put on hold. Rick stated we will meet tomorrow with someone who is a Quick Books specialist to see what she’ll charge for an audit.

Improvements. Rick stated that we discussed getting a new washer and dryer this quarter. Dora moved and Jim seconded to purchase a washer and dryer, and it passed. An owner recommended raising the price to use the machines. It was agreed to change it to $2.00. Rick stated gravel has been spread in the dumpster area.

Repairs and Maintenance. Rick stated recommended advertising to get bids for repairs. Dora stated she would check with Tarrant Regional Water District for approved contractors. Rick stated we need a new Polaris for the pool, and Jim has found one on Ebay. Jim moved and Rick seconded to purchase a Polaris 280, and it passed. Rick stated tree trimming will be done this week. He stated some of the pipe on the boat dock has rusted through, and we have received a bid for $686.70 to repair it. Jim moved and Dora seconded to repair the dock, and it passed. Rick recommended getting our air conditioners checked biannually. Rick moved and Dora seconded to do so, and it passed.

**Unfinished Business.**

POA website. Larry stated we’ll get the website with the lowest fee. Rick requested members to form a Communications Committee to take action on a new website. Elsie Gullett and Lynn Couture volunteered.

**New Business**.

Dumpster. Larry stated he called Allied Waste about delivering an extra dumpster for holidays. They can only send a 30 yard trailer, but he didn’t get the cost. They will do an extra dump for $75.00 plus fuel cost and environmental cost per dumpster. It was agreed to get extra dumps.

911 Telephone. Larry stated someone called the 911 operator and didn’t complete the call. They sent two squad cars (sheriff and Kerens officer), and we may be billed for this. Larry suggested sending a donation to them. Rick and Jim agreed to table this for now.

Clubhouse Reservations. Larry stated that a cash deposit of $100 when the clubhouse is reserved to cover damages. A board member will police this. Jim recommended paying for an extra cleaning after a holiday weekend. Dora moved and Jim seconded to have the clubhouse cleaned after holiday weekends, and it passed. An owner suggested banning reservations on weekends before and after holidays that occur in the middle of the week. It was agreed to do so.

Beach parking. Rick requested that boats be docked in the common area instead in front of property owners’ lots.

**Property Owners Items.**

An owner shared her concern for the POA’s liability when the pool cleaner’s wife cares for the pool. Larry stated she is covered under the cleaner’s liability insurance.

New owners Angie Grauke and Dee Kruise introduced themselves.

At 11:40 a.m. Rick moved and Jim seconded to adjourn the meeting, and it passed.

Deborah Lile

Secretary