Pelican Isle Owners Association

Board of Directors Meeting

June 9, 2013 1:05 pm

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

Debbie presented a copy of the Notice of meeting. She then read the minutes of the Annual meeting. She stated she received an email from Dana and a text from Juan accepting the minutes. She read the minutes of the new board’s meeting on May 19, 2013. Rick moved and Jim seconded to accept the minutes, and it passed.

Debbie gave the treasurer’s report of $11,311.03 in the checking account and $377.37 in the savings account. Larry bought a ladder for the pier, and he was reimbursed from the checking account. Jim and Rick stated they agreed with this action.

Wifi. Jim moved and Rick seconded to cancel our Wifi, and it passed.

**Reports of Directors**. No reports.

**Reports of committees.**

**Architectural Control**. No reports. Rick stated he would like to meet with the members to discuss changes.

**By-Laws and Declarations**. Rick stated he has not had a meeting.

**Finance and Audit**. Debbie stated she and Debbie Hunke talked this week. Debbie Hunke recommended that we set up our checking account so owners can review the account. Rick agreed with this and recommended putting this on the website.

Budget. Debbie will provide a copy of last year’s expenses to the directors so a budget can be made.

**Improvements.** Laundry Room. Jim and Rick agreed to postpone the purchase of another washer and dryer until next quarter. Larry stated the hose on one of the dryers needs to be shortened. Larry stated the hose will be redirected away from the air conditioner when repairs are made to the outside of the wall.

Dock ladder. Rick stated the dock ladder has been installed.

Playground. Rick stated that Tony Jumper needs to submit drawings.

Beach. Rick stated some owners have requested to make a beach by the dock. Larry has agreed to talk to Tarrant Regional Water District for their requirements. He stated they might vote before the next meeting to get it started before the water comes up.

**Repairs and Maintenance.**

Building Repair. Rick stated the roof still needs repairs.

Pool. Michael Hammonds has requested a $10.00 raise to mow around the pool. Rick moved and Jim seconded to give him a raise of $10.00 for a total of $20.00 to mow, and it passed.

Larry stated combination locks have been put on the gates. Rick stated he has a small lock that can be put on the fuse box. Debbie stated she gave the combination to the sheriff’s department.

Time to close the pool was discussed with Michael Hammonds. He stated that it has to be lighted to be open at night. Rick and Jim agreed to keep it open as it is now. Betty Cheek stated that the pool light doesn’t work. Michael Hammonds stated lights need to be on fiberglass poles. Rick asked Larry to get a quote to repair the pool light. Michael stated that the electricity was cutoff when the pool equipment was installed. Rick requested that he contact that person for a quote to repair the light. Larry stated that two electrical receptacles don’t work in the clubhouse.

Lawn care around the clubhouse. Mike Hill gave a bid to mow weekly on Thursdays. He suggested putting mulch around plants and spray week killer in the front. Discussion followed including using rocks and rubber mulch. He will charge $150.00 to install the mulch and kill the weeds one time. Jim moved and Rick seconded to do so, and it passed. Rick stated Mike will mow around the building and common areas except inside the pool area for $100.00 per week. His bid included weed-eating. Jim moved and Rick seconded to accept Mike Hill’s bid for mowing, and it passed. Rick stated he has a bid for gravel to be spread around and under the dumpsters for about $376.00. Jim moved and Rick seconded to get the gravel for the dumpsters, and it passed. Rick stated we need someone other than property owners to trim the bushes. Debbie stated she found names of a couple of men who do lawn care at Oak Cover Marina. Rick requested that Larry talk to Mike Hill about trimming the bushes and get a bid. Linda asked about getting trees around the clubhouse trimmed. Larry stated that Edna Rutherfords trim trees. Rick requested that he get a bid. Rick suggested having another work day to finish painting and install downspouts. An owner asked about the guard shack, and Rick stated it is rotten, and we need to have a plan for that sometime.

Clubhouse cleaning. Dora has resigned, and the Jumpers have submitted a bid to be paid Dora’s fees. Jim moved and Rick seconded to hire the Jumpers at $85.00 per week to clean the clubhouse, and it passed.

Storage building. Rick stated that Sam’s Club has a building for $476.00 to put on the back porch and be locked for supplies. Rick moved and Jim seconded to purchase the Rubbermaid storage building, and it passed.

**Communications**. Dana Tate was not present. Rick stated we need a committee to decide the direction of the website. Larry stated that he and Debbie ordered a credit card to be able to take over the website.

**Unfinished Business.**

Larry and Debbie went to Neal Green’s office, and we do not owe any more money. We received a letter that he is paid in full. They went to the courthouse and got a certified copy of the lawsuit dismissal. Larry stated we need legal advice from a real estate lawyer concerning money owed to the POA from owners. Jim stated he would talk to John Wray about being our lawyer again. An owner suggested talking to Barbara Moe or her son. Jim stated he had contacted her before, and she would not take POA work.

**New Business.**

Lots for sale. Rick stated that it has been suggested to sell and finance our lots ourselves and cancel our contract with Coldwell Banker. Discussion followed, but Rick stated he would table this until next month.

Clubhouse reservations for Board Meetings. Debbie stated that she has posted the meetings for the second Saturdays from 10 to 12 on the 2013 calendar and has given the information to Dana to post on the website.

Liability insurance. Michael Hammonds says he has insurance to cover anything he does, and he will check to see if he is covered to care for the pool.

**Property Owner Items.**

An owner stated that Ken Bourgeois is moving For Sale signs around on different lots. She suggested that the owners notify Debbie when they have a contract on their lot.

Larry stated this subdivision is public because we don’t have a gated entry. He went to the sheriff’s office a couple of years ago and was told people can use our dumpsters and boat ramp, and there is nothing we can do about it.

Linda suggested that the POA refund Bing Lile the $150.00 he paid to have the dumpsters moved. He refused to be reimbursed.

Larry stated that he has given a donation to the Fire Dept for cleaning the culverts, and has donated a flag and a combination lock to the POA.

Rick stated Glen Aycock has been surveying to find the drainage problem areas. He will let us know where the fixable areas are.

An owner asked what we can do about owners who owe dues. Rick stated we can place liens. He also stated this is the reason why we need a real estate lawyer.

Larry stated that Michael Hammonds was emptying the pool backwash on the ground which is not code but in the future it will go through a 2” pipe temporarily connected to the sewer.

At 2:00 pm, Jim moved and Rick seconded to adjourn the meeting, and it passed.

Deborah Lile

Secretary